



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	3 Station Road, Billingshurst
DESCRIPTION:	Demolition of existing dwelling and erection of 1 no Detached 3 bed dwelling and 1 no pair of Semi-detached 3 bed dwellings with parking and facilities
REFERENCE:	DC-25-1946
RECOMMENDATION:	Advice / Objection / Modification / Withdrawal
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>The proposed development fails to comply with the minimum recommendations of the design standard for new development (BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations) near an ash tree of recognised good public amenity value.</p> <p>If re-development of the property on similar lines is to be accommodated on the plot, it needs to take account of existing rooting constraints on the ash tree and include an offset root protection area (RPA) within the site that is a realistic shape. All new development should be designed outside of the RPA and include an appropriate working space/buffer to ensure conservation of the rooting environment.</p>	
MAIN COMMENTS:	
<p>There are three mature trees within or close to the boundary of the site that all contribute positively to public amenity in the area. There is an off-site Horse chestnut on public open space immediately to the West, an oak tree at the Eastern extremity of the site and an ash tree within the current rear amenity/garden space of the property.</p> <p>The ash and oak trees are subject of Tree Preservation Orders (ref: TPO/1354 and TPO/0256 respectively).</p> <p>The proposal has an accompanying tree survey and AIA. The calculated minimum recommended root protection area (RPA) for the ash tree has been plotted as a circle, yet part of the new development is still shown partially within that constraint.</p> <p>In my view, the rooting of the tree will have been constrained by the engineering specification of the Station Road highway to the South. Its RPA should be plotted as an off-set further in to the site, to take account of this existing constraint to tree root</p>	

growth. The off-set RPA will include a larger part of the new build footprint proposed. There is no overriding justification for a new dwelling footprint within the RPA of the tree. It is thus contrary to the recommendations of the relevant design standard (BS5837).

The tree is of fair condition for its species and age. It has been formerly lopped to contain size and maintain clearance over the adjacent highway (most recent application for pruning being DC/13/0052) and has re-grown with good vitality subsequently. It is recognised as being of high public visual amenity due to it being a mature tree situated relatively close to the main thoroughfare of Station Road.

Smaller internal site trees would be removed as part of the development proposal. Whilst the trees are not of similarly high public amenity value, space for mitigation planting is extremely limited due to the intensification of development proposed.

If supported in other planning respects, any re-design of the proposal should take account of the requirement to off-set the RPA of the ash tree and ensure no new development within or very close to this area of proposed exclusion from the development process.

Details of how the tree would be accommodated during the build process should be requested as part of an Arboricultural Method Statement for any revised or new application on similar basis. Its proximity will be a significant constraint on building out due to the limited available working space in this respect.

Otherwise I recommend withdrawal or refusal of the application as appropriate.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	03/02/26