



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Crosswinds, Hampers Lane, Storrington
DESCRIPTION:	Demolition of existing bungalow and erection of two detached dwellings and associated garages
REFERENCE:	DC-25-1356
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>The property has, in keeping with the surrounding developed area, a number of mature trees situated near the boundaries which make a positive contribution to the landscape character. Direct visual amenity is very limited due to the topography and secluded position of the property, entirely enclosed by other bounding residential plots.</p> <p>Subject to other planning considerations, the site may have the capacity for two replacement dwellings without foreseeable direct harm to the trees. A revised layout/smaller development footprint would reduce potential for harm to the key rooting environments of the principal retained trees.</p>	
MAIN COMMENTS:	
<p>Direct tree loss associated with the development is restricted to trees within the main body of the site which are of very limited wider landscape significance.</p> <p>The A and B grade mature trees should be significant constraints on the re-development of the plot to ensure that the relatively sylvan character of the area is conserved.</p> <p>The driveway and turning area are partially within the minimum recommended root protection area of several trees including one of the principal bounding oak trees. No-dig engineering is proposed in these areas. This requires the drive to be constructed above the existing soil profile and to be of open stone fill with permeable finish, to maintain soil porosity/reduce potential compaction/soil de-naturing.</p> <p>Engineering requirements for the Southern plot require excavations and ground re-modelling in close proximity to the minimum recommended root protection areas of several of the mature bounding trees that contribute positively to the relatively sylvan character of the area.</p>	

Ground protection measures are proposed on both sides of the plot due to insufficient space to appropriately barrier off the trees key rooting areas.

A revised layout/decrease in extent of footprint and associated hard standing may enable a better tree/build relationship.

ANY RECOMMENDED CONDITIONS:

Yes – If minded to approve the current submission or preferably a revision that gives improved working space in respect of existing trees, I recommend standard conditions:

3.8 Tree protection – pre-commencement installation INSERT “Lizard Tree retention and protection plan drawing no. LLD3413-ARB-DWG-002 Revision 00 dated March 2025”

and 6.8 Arboricultural Method Statement implementation INSERT “Lizard Arboricultural Method Statement – LLD3413-ARB-REP-001 dated March 2025”.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	01/10/25