



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land adjacent to Pucks Croft Cottage, Horsham Road, Rusper
DESCRIPTION:	Outline application for the erection of 4no. dwellings, extension to existing cottage, alterations to access and provision of landscaping
REFERENCE:	DC-25-1120
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>The application is for access only. The existing trees adjacent to the road frontage junction will likely be detrimentally impacted upon by the proposal. If acceptable in other planning terms mitigation planting of future landscape stature could be achieved at the housing density proposed.</p>	
MAIN COMMENTS:	
<p>The submitted tree survey utilises out of date tree measurements recorded in the 2020 survey, does not off-set key root protection areas to take account of existing constraints, mis-identifies species and IMO poorly attempts to estimate the size of off-site trees of significant landscape value.</p> <p>There are two off-site trees (pine and beech) immediately adjacent to the proposed site access that are in declining condition, likely as a result of the engineering works for building and hardstanding undertaken in relatively close proximity on the parent property. Both trees will foreseeably be utilising the remaining soft ground area available to them which includes the proposed area of excavations for grading, accessway hardstanding and services trenching. They are foreseeably likely to have their limited safe useful life expectancy reduced further by the proposed works.</p> <p>The loss of the hedging for access and sightlines would be an inevitability of further urbanisation along the road. Mitigation soft landscaping may be viable dependent on landscape/biodiversity assessments.</p> <p>If acceptable in other planning terms, future layout considerations will need to take account of accurate tree constraints measurements that would potentially preclude the reasonable viability of the close proximity of the schematic representation of unit 5 to</p>	

the nearest off-site oak tree on the S boundary which is a constraint on design of new residential development both in terms of its roots and the shade that it casts.

ANY RECOMMENDED CONDITIONS:

Yes – If minded to approve –

Outline Approval Tree Protection condition

No development shall commence within any Reserved Matters Area or on works to construct the accesses hereby approved, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the relevant part of the site, until the following preliminaries have been completed in the sequence set out below:

a) A plan shall be submitted to show all trees on the relevant part of the site to be retained as well as those off-site whose root protection areas ingress into the relevant part of the site, such trees shall be fully protected by tree protective fencing affixed to the ground and robust ground protection measures as necessary, in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

b) Once installed and inspected and approved by the Local Planning Authority Tree Officer, the barrier fencing and any other ground protection measures shall be maintained during the course of the development works for that phase or sub-phase and until all machinery and surplus materials have been removed from the site.

c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	30/07/25