



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Fords, Bonfire Hill, Southwater
DESCRIPTION:	Erection of 2 x no detached dwellings and garages utilising existing access and landscaping
REFERENCE:	DC-25-1077
RECOMMENDATION:	Advice / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
Design alterations are required for the proposed development of the field to comply with the minimum recommendations of the design standard BS5837.	
MAIN COMMENTS:	
The site comprises a field West of the parent property that is bounded to the South along the roadside margins and off-site further West by mature tree groups and remnant woodland.	
The proposed development requires a new driveway into the field to serve two dwellings in the northern section of the field.	
The driveway is partially within the minimum recommended root protection area of the nearest oak (T10) and further engineering for the Western dwelling and detached garage are also partially within the minimum recommended root protection areas of two further bounding trees (T14 and T15).	
The accompanying tree survey recognises all three trees to be of A grade and particularly good examples of the species. These trees, within the context of new greenfield development should form constraints that are designed around to ensure their longer term unfettered retention.	
I therefore recommend that if minded to approve a scheme of this nature in other planning terms, that the design is tweaked to remove new engineering and appropriate working space from the minimum recommended root protection areas of the recognised arboricultural/landscape constraints in accordance with the relevant design standard BS5837:2012 -Trees in relation to design, demolition and construction – Recommendations.	

There is no apparent overriding justification to ignore the implicit recommendations of the standard in this respect.

A revised draft tree protection plan is required that shows that all the trees can be reasonably protected from the development and associated process by installation of effective measures prior to commencement of any works.

ANY RECOMMENDED CONDITIONS:

If minded to approve the current submission or a revision that complies with BS5837 recommendations in respect of existing trees, I recommend standard conditions 3.8 **Tree protection – pre-commencement installation** and 3.9 **Arboricultural method statement** required.

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