



TO:	Horsham District Council – Planning Dept
LOCATION:	Brooklands New Hall Lane Small Dole
DESCRIPTION:	Demolition of a front boundary wall and replacement with a dwarf brick wall, iron railings, and a pedestrian gate (Part Retrospective)
REFERENCE:	DC/25/1980
RECOMMENDATION:	Advice / More Info

There do not appear to be any substantial changes between the current development proposals and those previously submitted as part of the unsuccessful application at site reference DC/24/1101. Please see below the previous comments from DC/24/1101, which are still considered relevant. Please see below.

"There are several mature trees that are within influencing distance of the development proposals at the site. In order to make a fair assessment of the tree related impacts of the development please request a BS 5837 Trees in relation to design, demolition and construction, – Recommendations (2012) tree survey, supported by an Arboricultural Methods statement, Impact Assessment and a Tree Constraint and Protection plan (TPP), specification and location of exclusion fencing, ground protection and the phasing and method of all earthworks and construction activity that may take place within the Root Protection Area of retained trees shown to scale on the TPP including details installation of service routings i.e., fresh and foul water drainage details."

While it is acknowledged that the above tree information was proposed to be secured by condition, should the previous scheme at the site have been approved, it would nevertheless be beneficial for this new application if the information were provided prior to determination. This would allow the tree-related impacts to be appropriately assessed. If approved, it would be very challenging to seek amendments to the site layout at a later stage, should any issues arise, once the principle of development at the site has been deemed acceptable.

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	06/01/26

