



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Jolesfield Cottages Jolesfield Partridge Green
DESCRIPTION:	Outline Application for the development of 9 new dwellings with all matters reserved except access
REFERENCE:	DC/26/0262
RECOMMENDATION:	Advice / More info
SUMMARY OF COMMENTS & RECOMMENDATION: The principal trees within the area comprise the mature line of oaks (T4–T10 on the supporting Tree Survey and Tree Protection Plan) located along the eastern boundary of the site. The site is well screened by a mature, established hedgerow located on the western boundary, which makes a positive contribution to the existing street scene and the site's countryside setting. No direct development is proposed within the root protection areas (RPAs) of trees to be retained. The RPAs of these retained trees are, for the most part, situated outside the main garden areas of the proposed dwellings, except for part of G1. In summary, the positioning of the dwellings is acceptable from an arboricultural perspective. A single category C Goat Willow is proposed for removal to allow the scheme to be set out as is currently designed. The loss of this tree will not result in any significant reduction in amenity value to the local or wider area. Subject to appropriate replacement planting, its removal can be compensated for elsewhere within the site. Although not referenced, it is apparent that tree T2 and a section of H1, where the northern access is proposed, would also likely require removal to achieve appropriate visibility splays. The same requirement applies to the southern access. In order to make an informed assessment of the development proposes at the site please seek confirmation on how and where any underground services such as fresh and foul water would be integrated into the scheme.	

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS: 3.8 Tree protection

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number TPP 01 - outline app, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- 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.
- Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing number Tree Protection Plan, Drawings numbered: TPP 01 - outline app.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

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

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	07/03/26