HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Bilton, Mill Road, West Chiltington
DESCRIPTION:	Creation of new shared vehicular crossover and shared driveway realignment
REFERENCE:	DC-26-1438
RECOMMENDATION:	Advice / More Information / Holding Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposed shared driveway is entirely within the key rooting area of a mature West Sussex County Council (WSCC) owned oak tree. The tree is currently of fair health and condition for the species and age and offers high public amenity value due to its size and position within the streetscene.

Due to the rooting constraint posed by the impermeable compacted highway engineering adjacent, the roots of the tree will be utilising a large section of the two parent properties front amenity areas for its moisture requirements.

A previous application for similar driveway development at a closer proximity to the stem of the tree was formerly withdrawn following strong objection by the Tree Officer to the engineering implications on future health of the tree (Ref: DC/16/1218).

In order to make a fair assessment of the engineering requirements and levels alterations required, please request an arboricultural method statement undertaken by a competent arboriculturist including appropriate supervisory involvement, detail of all site specific engineering to be undertaken including sections of the construction depth, permeable surface finish and pinned edging materials, any gates, piers, lighting or other ancillary engineering works proposed.

The concept of utilising a cellular confinement system to reduce requirements for any excavations and to significantly reduce future compaction of the soft ground areas beneath the proposed construction is potentially viable dependant on the existing land levels and methods of proposed ground make up. In this instance the levels across the site are not straightforward and require more detailed assessment and bespoke infill.

MAIN COMMENTS:

See above

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	07/10/26