HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Lion Lodge, Bashurst Hill, Itchingfield
DESCRIPTION:	Erection of detached outbuilding
REFERENCE:	DC-25-0426
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The pre-emptive engineering and installation of the existing foundation slab (application amended for siting of build to propose re-use) will foreseeably have impacted on the future health of adjacent off-site mature trees of landscape significance. Change of use proposed will potentially increase the pressures to lop/fell and maintain a reasonable tree/build relationship.

MAIN COMMENTS:

Pre-emptive excavations for a foundation slab in close proximity to a mature belt of off-site trees are within the minimum recommended root protection areas of several of the larger trees within the belt.

Their potential decline in health as a result of direct root damage and disturbance/compaction of rooting environment may result in additional future pressures to lop/fell them as a result of the proposed change of use/formalisation of the building.

However, as the engineering has already occurred and the slab is in situ, this is not an overriding landscape concern in terms of the revised application.

If minded to approve it may be prudent to apply a precautionary condition to reduce likelihood of further significant tree root/rooting area damage. I recommend ensuring tree protection measures for the demolition and re-build and excavations for services connections and plumbing to serve the altered use are planned and complied with.

ANY RECOMMENDED CONDITIONS:

Standard condition - 3.9 Arboricultural Method Statement required

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	21/05/25