



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sunnyside, Bentons Lane, Dial Post
DESCRIPTION:	Demolition of existing residential property & associated outbuilding. Erection of single replacement dwelling together with detached double garage
REFERENCE:	DC-26-1045
RECOMMENDATION:	Advice / Objection / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
The design of the proposed new access and associated hardstanding does not take due account of the constraints posed to new development by the trees along the lane side. The proposed engineering would be detrimental to the key rooting environments and roots within the recommended root protection areas (RPA's) of the lane side trees. This would be foreseeably detrimental to their health and longer term positive contribution to the character and amenities of the semi-rural PROW. I recommend that if acceptable in other planning respects, the access upgrading be limited to enlargement of the existing access with engineering to the East, away from the nearest tree, retaining the soft ground area in the NW portion of the plot.	
MAIN COMMENTS:	
The submitted documents include a tree schedule and draft scheme of tree protection. Regrettably the survey and accompanying assessment of potential impacts has not been undertaken by an arboriculturist with requisite knowledge of the subject. The two trees plotted on the site frontage (Indigenous multi-stemmed Field maple and planted Horse chestnut) make a positive contribution to the character of the Lane and are considered to be constraints on re-development of the property. Tree losses on either side of them within the past decade have emphasised their visual significance. The submitted plans conflict with each other in that the tree protection measures take no account of the new accessway or the extent of proposed new hardstanding to the site frontage. These engineering proposals within RPA's are contrary to the recommendations	

of the relevant design standard BS5837: 2012 – Trees in relation to design, demolition and construction – Recommendations and would be foreseeably damaging to tree health.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	05/08/26