HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Heathside, Veras Walk, Storrington
DESCRIPTION:	Erection of a residential annexe building
REFERENCE:	DC-23-2183
RECOMMENDATION:	Advice / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposed build has involved tree removal and will involve further tree loss/rooting damage and indirect impact (pressure to lop/fell) on the remaining cypress trees around the site perimeter.

The trees affected predominantly form an outgrown hedge. Whilst a landscape feature that contributes to the pleasant comparatively verdant setting, it is of limited safe useful life expectancy and of transient boundary softening/screening value only.

MAIN COMMENTS:

The site is bounded internally to the road by a comparatively tall screen of Lawson cypress trees forming a high hedge (10m+). At the apex of the boundary curve, adjacent to the abutting public open space to the East, the hedge is denuded and a single specimen cypress and a Scots pine with a biased crown form are all that remain.

The application form states that no trees are to be removed or pruned to enable the development and is accompanied by a D & A statement that states the proposed building has been positioned to avoid any tree root protection areas (no measured survey submitted).

It is evident that a number of mature trees have recently been felled within/close to the proposed build footprint. In addition, the proposed plans show trees retained at either end (N & S) of the build within circa 1m of the elevations.

From my observations not only will additional trees have the new build within their minimum recommended root protection areas but further tree felling will be required.

The relationship of the habitable build to the tall trees is not a sustainable one due to issues of shading and overbearing appearance. The remaining trees would foreseeably be heavily topped or felled in the short to medium term post build.

If minded to approve the application I recommend that a BS5837:2012 Trees in relation to design, demolition and construction – Recommendations measured tree survey and associated arboricultural impact assessment are requested, to enable a fair assessment of the additional impacts on trees/landscape that the build will incur and to enable a fair assessment of landscape mitigation planting that may be considered appropriate to retain a verdant property boundary.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	09/01/24