HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cobweb Cottage, Emms Lane, Brooks Green
DESCRIPTION:	Demolition of existing cottage and erection of single storey replacement dwelling and associated outbuilding
REFERENCE:	DC-23-1667
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposed build footprint will not foreseeably have significant detrimental impact on the key rooting area of the roadside oak trees. No arboricultural concerns subject to conditions to protect the soft ground area to the front of the site from the development process.

MAIN COMMENTS:

The mature oak trees in the lane side hedgerow to the frontage of the property make a positive contribution to the rural landscape character.

The submitted tree protection plan is a reasonable assessment of the area of soft ground that requires protection from the associated development processes and includes a suitable specification for barrier fencing in accordance with the relevant design standard.

This requirement significantly constrains available working space on site, however sufficient space exists to the side and rear of the proposed build which can be utilised with appropriate forward planning of logistics.

ANY RECOMMENDED CONDITIONS:

Yes – Standard compliance conditions 3.8 – Tree Protection and 6.8 AMS/AIA

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	31/01/24