HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Gainsborough, Wheatsheaf Road, Henfield
DESCRIPTION:	Erection of a single storey pitched roof side extension
REFERENCE:	DC-24-1935
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

No significant arboricultural concerns.

MAIN COMMENTS:

The property is bounded to the West by an agricultural field that retains a line of mature oak trees running in a N-S orientation. The trees are a significant landscape feature of high amenity value/contribution to landscape character.

No tree survey or impact assessment has been submitted.

From my own observations it would appear that the proposed extension would require excavations on the periphery of the minimum recommended root protection area of the largest/nearest tree in the line. Due to historic engineering works undertaken at the property, it is likely that the trees will have a biased rooting preference to the West away from the property. Therefore, I am not unduly concerned regarding potential direct impacts of the foundation requirements on future tree health.

The proposal will bring habitable build and fenestration closer to the trees and foreseeably, due to their orientation, potentially place them under greater pressure for pruning/lopping to increase natural light and afternoon sunlight.

ANY RECOMMENDED CONDITIONS:

Yes – Tree Protection Pre-Commencement Condition:

Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected to a minimum of 12m

metres from the stems of the off-site oak trees in the field immediately to the West of the property so as to exclude storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment. Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority.

In addition the soft ground area between the barrier fencing and new build foundation line will be protected from compaction by use of load spreading boarding over a compressible material such as wood chip or sand. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees near the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	15/01/25