

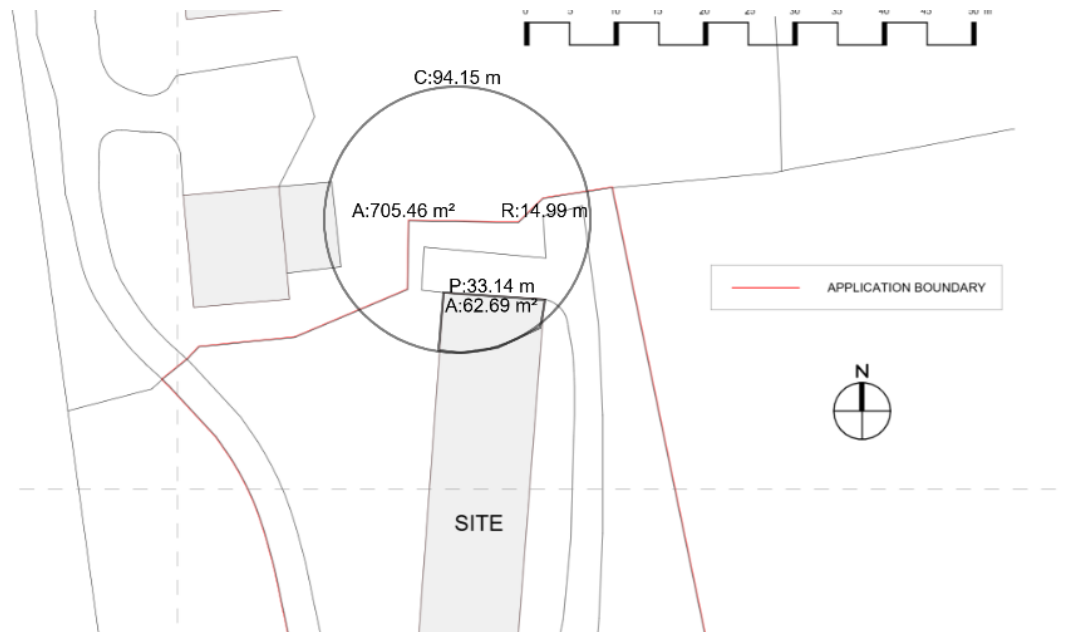


HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Crays Barn Crays Lane Goose Green Pulborough West Sussex RH20 2LR
DESCRIPTION:	Demolition of an agricultural building and the erection of 3No. dwellings
REFERENCE:	DC/26/0261
RECOMMENDATION:	Advice / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: The principal arboricultural feature within influencing distance of the development proposals is the mature Oak situated 8.5m to the north of the existing barn. This tree appears to be the last remaining specimen of a historic line of field-boundary oaks plotted on the 1879 OS maps of the area. The tree has a stem diameter of 1280 mm at 1.3 m AGL (it was not possible to measure at 1.5 m AGL due to the number of lower branches at that height). As a result, the tree's RPA is capped at 15 m under the BS.	
MAIN COMMENTS: To the south of the tree, between the existing barn and the tree itself, is an area of hardstanding that appears to have been in situ for several decades. The built form of the proposed dwelling extends into this area and would result in the northern section of the dwelling falling within a few metres of the tree and within a high percentage of its Root Protection Area (RPA). Given the proximity of the tree to the hardstanding and their long-standing relationship, a significant proportion of the tree's roots will be present within this area. Constructing the new dwelling within this part of the proposed footprint would, in my view, result in substantial loss of roots required to support the tree's natural functions, leading to its foreseeable decline post-construction. Furthermore, the close proximity of the tree to the dwelling would give rise to foreseeable post-development pressure to prune the tree back to the property boundary, due to likely future resident concerns about branch encroachment towards the dwelling and general tree-related detritus such as leaf, twig and acorn drop (acorn fall would be greater during a mast year). These issues would occur in the limited space between the tree and the	

dwelling and upon the dwelling itself and are likely to be perceived as a nuisance by future occupants.

The current tree-to-building relationship between the tree and the barn places approximately 62.69 m² of the barn footprint within the RPA of the oak, accounting for around 8.8% of the total RPA area.



As such to minimise the impact on the tree from the build process and ensure a sustainable Post-development tree to build relationship the footprint of the proposed dwelling should be repositioned and move further to the south to match the build line of the existing barn, and the hardstanding to the south of the tree should ideally be retained and any new surfacing placed atop it.

ANY RECOMMENDED CONDITIONS: None at this stage

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	15/04/26