



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	3 Yew Trees, Stane Street, Slinfold
DESCRIPTION:	Erection of a single storey side and rear extension with crown roof
REFERENCE:	DC-26-0507
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The property has a mature oak within the curtilage that makes a positive contribution to the landscape character and public amenity. If minded to approve the application, a condition to afford protection to the key rooting area for the duration of the development is considered prudent.	
MAIN COMMENTS:	
The property has a mature oak tree situated close to the S boundary. The tree is a mature landscape element that makes a positive contribution to the local landscape character. Works undertaken within the past decade to develop the wider site for housing and to build new structures and surfacing under permitted development rights have seemingly taken little heed of conserving the key rooting area of the tree. Some crown dieback has occurred, and the tree has been pruned back to a smaller form. No measured tree survey has been submitted to make a fair assessment of the impact of the proposed works. The proposed new build footprint is likely close to the recommended root protection area of the tree (circa 10-12m). It would be prudent to protect the remaining key rooting area within the garden from the associated development process, to attempt to conserve its future health.	
ANY RECOMMENDED CONDITIONS:	

Yes bespoke - Pre-Commencement Condition: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras panel fencing shall be erected to a minimum of 11m metres from the centre of the mature oak tree to the South of the dwelling so as to exclude storage of materials, concrete mixing, excavation, compaction, installation of service trenches, hardstanding 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. 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 on 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:	15/04/26