HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Peacocks Paddock, Stall House Lane, North Heath, Pulborough West Sussex, RH20 2HR
DESCRIPTION:	Change of Use of land to a travellers caravan site consisting of 1no. mobile home, 1no. touring caravan and 1no. utility dayroom and associated development.
REFERENCE:	DC/25/0150
RECOMMENDATION:	**Advice**
SUMMARY OF COMMENTS & RECOMMENDATION: Please note that these comments have been provided by way of a desk-based assessment.	

MAIN COMMENTS:

The site is bordered to the north by an established hedgerow and a single mature oak, which is the principal tree within influencing distance of the development proposals at the site. The tree does not appear to be directly impacted by the placement of the mobile home, in the area indicated on Drawing No. TDA.2977.03.

The hedgerow will need to be managed to prevent it from interfering with the Mobile home. Due to the species characteristics of the trees that form the hedge, its future management, to maintain a workable relationship with the mobile home, will not give rise to any harm to the trees, as they will be able to tolerate seasonal cutting back in much the same way as an urban hedge would.

The mature oak will not be directly impacted by the Mobile home in the location shown on, Drawing No. TDA.2977.03 and this relationship appears acceptable.

The existing hard surfaces at the site, where the parking/ mobile home storage area is located, do to encroach on the Oak tree's Root Protection Area (RPA). However, this was formalised under DC/23/0185, Retention of an agricultural building and extended hardstanding.

The oak tree's crown does appear to laterally extend over the parking area; as such, it would appear that some sympathetic lateral reduction works would likely be needed to address common tree-related concerns with detritus falling onto the parked cars and caravan below, such as twigs, acorns, and bird excreta. Subject to the works being kept to a minimum and being completed by the current industry guy standard BS3998 tree works recommendations 2010, some minor works will not give rise to any harm to the tree, nor would they significantly impact its form or how it is viewed within the local landscape context from a public amenity value perspective.

ANY RECOMMENDED CONDITIONS: Yes –

6.8 -Arboricultural Method Statement - Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [INSERT - Title, Reference, Date].

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

Regulatory Condition - The development shall be carried out in accordance with the approved details as indicated on Drawing No. TDA.2977.03, and the approved Tree Protection Plan, no trees or hedges shown to be retained shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	31/07/25