



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	35 Churchill Avenue Horsham West Sussex RH12 2JP
DESCRIPTION:	Subdividing of existing plot and erection of a two storey, three-bedroom dwelling. Demolition of garage and creation of vehicle access.
REFERENCE:	DC/26/1312
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
Please note that these comments are based on a desk-based assessment only. No recent site inspection has been undertaken, although I am familiar with the site from previous visits associated with earlier development proposals. The observations and conclusions set out below are therefore based on the submitted plans, supporting information and historical knowledge of the site. No trees within or adjacent to the site are subject to statutory protection, either through a Tree Preservation Order (TPO) or by virtue of the site being located within a Conservation Area. It is noted that the Root Protection Area (RPA) of the off-site notable oak tree, insofar as it extends within the application site, is proposed to remain free from built development and associated ground disturbance. This is positive. Accordingly, no arboricultural objection is raised to the proposed siting of the dwelling or parking area, subject to the tree protection and construction measures detailed within the Arboricultural Method Statement, Arboricultural Impact Assessment and Tree Protection Plan prepared by South Oaks Arboricultural Consultancy in accordance with BS 5837:2012 being fully implemented and adhered to throughout the course of development.	

MAIN COMMENTS:

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).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	05/10/26