



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Fernhurst, Billingshurst Road, Coolham
DESCRIPTION:	Erection of a detached double garage and garden room
REFERENCE:	DC-26-0489
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

No significant arboricultural concerns – landscape issues may require input from the team.

MAIN COMMENTS:

The site is constrained by the mature oak tree in the SE corner of the site subject of a Tree Preservation Order (Ref: TPO/0884). The tree is prominent within the A272 streetscene. Due to its species, size and position, relatively isolated from other remaining roadside trees within the stretch, it has high public amenity value/landscape contribution.

The tree has had a very significant portion of its key rooting area converted to hardstanding for access and parking over the past decade. In addition to the permission for an access and parking permitted under DC/17/0109 (no arboricultural input) extension of hardstanding has occurred under permitted development rights. The compaction and partial sealing of the former soft ground area is having a negative impact on the trees health.

The proposed siting of the garage has no foreseeable impact on the roots of the tree.

No further direct impacts on trees/hedges are required as all soft landscaping/buffering to the road has been recently removed and a close board fence erected, increasing the extent of soft landscape denudation and creating a harsh, hard edge to the built environment.

IMO, if a new building at close proximity to the road is deemed appropriate in planning terms it would be preferable to have the boundary re-vegetated with hedging outside of curtilage fencing if that is be deemed appropriate/enforceable from an ongoing maintenance perspective.

ANY RECOMMENDED CONDITIONS:	
N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	01/04/26