



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Broomers Hill Park Broomers Hill Lane Codmore Hill
DESCRIPTION:	Variation of conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 of previously approved application reference DC/13/1048 (Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces) to combine the two approved buildings
REFERENCE:	DC/26/0975
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: The submitted <i>Arboricultural Implications Report – Proposed Development at Codmore Hill Industrial Estate, Pulborough</i>, prepared by SJA Trees, provides a fair assessment of the site's tree stock and the potential arboricultural impacts of the proposed development. No arboricultural concerns are raised regarding the variation of Conditions 19, 20, 22, 23, 30, 31, 36, 38, 39, 40, 42 and 43 of previously approved application DC/13/1048. However, in relation to Condition 24, a new drainage run is proposed within the Root Protection Area (RPA) of retained English Oak T4. This encroachment is not identified within the Arboricultural Impact Assessment or Tree Protection Plan.  As such, amendments the drainage run should be sought to avoid the RPA of T4. If this cannot be achieved, further arboricultural justification and details of any required mitigation measures should be provided.	

MAIN COMMENTS: N/A	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	12/08/26