HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Paddocks, Stane Street, Five Oaks
DESCRIPTION:	Erection of 1.no two-storey dwelling with associated landscaping
REFERENCE:	DC-26-1715
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

No significant arboricultural concerns subject to control of tree protection measures, realistic tree removal and re-landscaping.

MAIN COMMENTS:

The field subject of the application has belts of trees, principally consisting of early mature conifers, (including pines, firs and a Sequoia) to the North, South and Western boundaries with some additional deciduous ornamental plantings. The majority of the trees appear to have been planted as shelterbelts and are somewhat incongruous to the indigenous rural setting to the West.

The trees are not significantly visible from the main roads or nearest public viewpoints beyond that of adjoining properties and thus are of limited visual amenity value.

The application for development is accompanied by a tree survey and AIA. The report has not been undertaken by an arboriculturist and contains some inconsistencies and errors. The report states that all trees are to be retained however, due to the shading posed by the retained trees "it may be considered desirable post development to top the trees".

The provision of sustainable new planned development should not be undertaken in a manner that places future pressures for management on trees of landscape merit/for longer term retention. "Topping" of trees is not an appropriate form of tree management in this scenario, particularly where the trees concerned are principally apically dominant conifers.

If change of use/development of the field is acceptable in other planning terms and it is considered that trees should be removed to provide an appropriate longer term usable

amenity space and to reduce shading, it is preferable that this forms part of a holistic landscaping scheme for the development.

Other direct impacts of the development could be limited to relatively minor incursion within the minimum recommended root protection area of the Sequioa in the SE corner of the site for foundations and terracing. However, this is subject to significant constraint on the available working space for implementation of the development in order to barrier fence off the rooting areas of the retained trees and the proviso that wider levels across the site are retained at current heights.

The Sequioa tree is of somewhat squat/stunted form for the species. It has individual arboricultural value but only very limited public visual amenity value within the current landscape context.

ANY RECOMMENDED CONDITIONS:

Yes – if minded to approve, standard arb. requirements for both pre-commencement installation of tree protection measures **(condition 3.8)** and requirement for an Arboricultural Method Statement (AMS) to be provided and approved in advance of commencement **(condition 3.9),** that deals with all specific protection measures and works proposed within or close to tree root protection areas, including services provision.

The standard landscape condition **(condition 5.4)** for hard and soft landscaping is also recommended due to the discrepancy in apparent desire to retain all trees at the site within a new domestic curtilage.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	18/11/26