HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Peacocks Hill, Burnthouse Lane, Lower Beeding
DESCRIPTION:	Erection of agricultural building
REFERENCE:	DC-26-1507
RECOMMENDATION:	Advice / modification

SUMMARY OF COMMENTS & RECOMMENDATION:

The remaining mature oak tree in the centre of the field is to be further impacted by the proposal to create a significant area of new hardstanding partially within its recommended root protection area.

I recommend that given the space available within the site, if the tree is to be retained, the new development is re-designed to comply with the relevant design standard BS5837: 2012 – Trees in relation to design, demolition and construction - Recommendations

MAIN COMMENTS:

Th site has been subject of recent vegetation removal and hardstanding/close board fencing implementation. Impacts form works to date from access creation and associated engineering on the roadside shaw and pre-existing trees and vegetation are unclear. The sylvan character of the lane has been significantly denuded from that visible in streetscene photographs from 2024.

No tree survey or AIA has been submitted in support of the application. The siting of the building in isolation appears to be in an area now clear of any potential tree rooting constraints.

The current extent of hardstanding associated with the new access and gates does not appear to be as significant in area as that proposed to serve the new building (19.2m deep from new close board boundary fence?).

A mature oak tree in the centre of the field has been roughly plotted on the site plan circa. 7m from the edge of the proposed new hardstanding. It has recently been crown lifted to increase the circulation room beneath its crown, creating relatively large stem wounds.

If the tree is to be retained in the longer term, I recommend that the extent of proposed new hard surfacing does not encroach within 12m of the tree stem and that usage of the field restricts usage of that area from further damaging activity associated with the new development/site use and its activities.
ANY RECOMMENDED CONDITIONS: N/A

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