



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Winstons Farm, Muttons Lane, Ashington
DESCRIPTION:	Prior Notification for the erection of 2no. Agricultural buildings
REFERENCE:	DC-26-1234
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The site has a number of remaining mature trees around the perimeter, some of which are subject of Tree Preservation Orders. The construction requirements for the southernmost barn footprint is partially within the minimum recommended constraint for adjacent mature trees. I recommend that prior approval is not granted for siting, to ensure that the key landscape elements of the location are not adversely affected by default. I recommend that if acceptable in other planning respects, that the build footprints are re-located as required, to respect the minimum requirements of the relevant design guide (BS5837) in terms of proximity to trees of landscape maturity.	
MAIN COMMENTS:	
An oak tree subject of Tree Preservation Order (TPO) 0818 and a belt of trees subject of TPO 0819 are situated around the edges of the lane side field. These trees are of recognised landscape value and where of fair health and condition represent a constraint on new development in the countryside. The southern most barn footprint shown on the submissions conflicts with the recognised design guide (BS5837) recommendations for excavations or other alterations to land for development purpose within the minimum recommended root protection areas (RPA's) of the larger mature oak tree/s. There will also be a foreseeable requirement for associated hardstanding around/adjacent to the building.	

It would appear that if acceptable in other planning respects, relatively minor adjustment of build position and associated hardstanding requirements, to give minimally 15m clearance of excavations, drainage installations and compaction/hardstanding installation from the stems of the nearest mature oak trees, would safeguard them from direct impacts associated with the build.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	19/08/26