



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Yew Tree Cottage Tismans Common Rudgwick
DESCRIPTION:	Erection of a detached rear annexe
REFERENCE:	DC/26/1222
RECOMMENDATION:	Advice / more information - Further information required regarding the routing, depth and installation methodology of all proposed underground services, including water, drainage, electricity and telecommunications, to enable a full assessment of potential impacts on the Root Protection Area of the adjacent mature oak tree
SUMMARY OF COMMENTS & RECOMMENDATION:	
No trees within the application site are subject to statutory protection through a Tree Preservation Order (TPO). Furthermore, the property is not located within a designated Conservation Area, and there are no areas of ancient woodland, ancient semi-natural woodland, or veteran tree designations within influencing distance of the proposed development. Nevertheless, the potential impacts on existing trees, both on-site and adjacent to the site, remain a material planning consideration	
MAIN COMMENTS:	
There are several trees of relatively limited arboricultural value that would likely require removal to facilitate the development as proposed, principally a semi-mature cherry tree located immediately north of the proposed annex. These losses could be adequately mitigated through replacement tree planting secured via a landscaping scheme. Furthermore, there are two off-site mature oak trees situated to the west of the site along the adjacent lane. These trees appear to be within the ownership and responsibility of the relevant highway authority, West Sussex County Council. Of the two trees, the northernmost oak is displaying symptoms of reduced vigour and decline. A small area of necrosis was observed at the base of the stem, although no fungal fruiting bodies were evident at the time of inspection.	

The second and larger oak tree is located immediately south of the first specimen. This is a mature tree that appears to be in good physiological condition. The tree has a stem diameter of approximately 900 mm measured at 1.5 m above ground level, resulting in a calculated Root Protection Area (RPA) radius of 10.8 m. This is significant in the context of the existing site layout, as the RPA extends predominantly within the main garden area, which is largely laid to lawn and currently free from built development.

From the limited information submitted, principally the site block plan, it would appear that the proposed structure is located approximately 11 m from the subject tree, give or take a small margin. As such, the proposed built form appears to be positioned outside the calculated RPA, which is positive.

The large oak makes a positive contribution to the rural character of the area. It would therefore be appropriate to secure suitable tree protection measures should planning permission be granted to ensure that the tree's RPA is not negatively impacted by the scheme.

This would require the RPAs to be accurately plotted and protected with protective fencing prior to the commencement of works. Areas designated for material storage, site compounds, and construction activities should also be clearly identified within an Arboricultural Method Statement and Tree Protection Plan.

It is apparent that, in order to provide sufficient working space during construction, some separation between the protective fencing and the proposed structure would be necessary. Consequently, temporary ground protection measures would likely be required within those parts of the RPA that cannot be enclosed by fencing, thereby allowing access and construction activities to proceed without causing unacceptable impacts upon the rooting environment of the retained tree.

Additionally, given the extent of the RPA encroachment within the land to the west of the proposed building, it would be beneficial to gain a clearer understanding of how the proposed annex would be connected to any underground services, including fresh water supply, foul drainage, surface water drainage, electricity, telecommunications, and any other associated infrastructure.

In particular, details should be provided regarding the routing, depth, and installation methodology of any proposed service runs where these may interact with the RPA of the adjacent mature roadside oak tree. At present, insufficient information has been submitted to fully assess the potential impact of such works on the tree's key rooting environment. As a general principle, underground services should be located outside the RPA wherever practicable.

ANY RECOMMENDED CONDITIONS: Yes, if minded approving without the above points addressed –

3.9 Arboricultural Method Statement – Protection details required

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been

submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3.7 Underground Services

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	19/08/26