



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Little Coppice, Sandgate Lane, Storrington
DESCRIPTION:	Erection of an outbuilding (retrospective)
REFERENCE:	DC-26-0897
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The excavations for the outbuilding are partially within the minimum recommended root protection area of a Scots pine tree in the rear amenity area of the property. The works may have a detrimental impact on the future health of the tree. The tree is not readily visible to public view and thus in isolation does not pose a significant constraint on development of the property.	
MAIN COMMENTS:	
The property has been recently developed under permission DC/20/2488 for a replacement dwelling. As part of that permission it was made clear on the submitted plans that there was an existing sewer treatment plant within relatively close proximity to the mature Scots pine tree in the rear amenity area. The plant was proposed for “replacement” and thus excavations for this facility may have been undertaken under the planning permission at a closer proximity to the tree than the current foundations for the outbuilding that have been implemented. In any event, the tree affected by the excavations is of very limited individual public amenity value being a contributory factor in the sylvan landscape setting. It could be replaced with mitigation planting as deemed appropriate.	
ANY RECOMMENDED CONDITIONS:	
N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	16/09/26