



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	September Cottage, New Barn Lane, West Chiltington
DESCRIPTION:	Erection of a single storey detached outbuilding with roof mounted solar panels
REFERENCE:	DC-26-0936
RECOMMENDATION:	Advice / No objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
No significant arboricultural concerns subject to control of development process.	
MAIN COMMENTS:	
Further to my former comments of July and the submission of revised plans and a measured tree survey, I can confirm that the revised build and services positions can be built without any foreseeable direct impact on the roots of the retained oak trees of merit present at and adjacent to the site. The beech tree on the frontage has suffered from disfiguring lopping. It is thus of reduced visual amenity value and useful life expectancy and does not form a constraint on the property development. If minded to approve the development, it would be prudent to control the extent of the associated build process on the soft ground rooting area of the nearest trees of merit.	
ANY RECOMMENDED CONDITIONS:	
Yes - Pre-Commencement Condition: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras panel fencing shall be erected 7.5m from the stem of the nearest mature oak tree so as to exclude storage of materials, concrete mixing, excavation, compaction, disposal of spoil or other building activities likely to be harmful to tree roots and the rooting environment in the soft ground area beyond. Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer	

shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015)

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