



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Park Farm House Wheatsheaf Road Woodmancote
DESCRIPTION:	Demolition of existing pool shed. Erection of new pool house and semi-covered outdoor kitchen and seating area. Installation of solar panels and relocation of existing outdoor unit. (Householder Application).
REFERENCE:	DC/25/2053
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: There are a number of fine, mature oak trees on the property, which form the principal trees near the proposed development area. These are not directly affected by the proposed scheme.	
MAIN COMMENTS In respect of the proposed demolition and construction works to the kitchen area and associated pool house, having regard to the details provided and on-site observations, I am satisfied that the demolition and construction of the outdoor kitchen element of the development proposals would not result in any foreseeable arboricultural impacts on trees of high merit or landscape value. The proposed pool house will encroach marginally within the root protection areas (RPAs) of a hedgerow oak and an old, multi-stemmed hedgerow ash. The ash tree appears to be in good physiological condition, with no visible signs of ash dieback, and represents an interesting arboricultural feature with regard to its historical management and how this has influenced its form. The ash does make a interesting, albeit modest, contribution to the character of the site. For clarity, the term "hedgerow tree" in this instance refers to trees that have originated within a managed hedgerow and have historically been subject to regular maintenance to restrict size. Neither the oak nor the ash represents a typical open-grown specimen; rather, they are trees that have evolved from managed hedgerow stock and subsequently been allowed to grow out, as opposed to individual trees planted within a countryside hedgerow. The new pool house is also fairly close to the existing boundary hedge between the property and the agricultural fields to the north. As such, care will need to be taken to ensure that there is sufficient space between the new structure and the hedge to allow for	

routine management works, without compromising the retention of the hedge or the built form of the structure.

Following discussions with the applicant, it is understood that an above-ground slab foundation is proposed should the scheme be approved. Given the limited degree of encroachment into the RPAs of the hedgerow oak and ash, this construction method is considered acceptable and unlikely to give rise to any significant direct or indirect harm to the trees, subject to all remaining soft ground areas being retained and left undisturbed by the development.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	05/02/26