HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Haglands Farm, Haglands Copse, West Chiltington
DESCRIPTION:	Erection of detached garage
REFERENCE:	DC-26-1103
RECOMMENDATION:	Advice (x3) in respect of further re-sited proposal - **Modification**

SUMMARY OF COMMENTS & RECOMMENDATION:

If minded to approve the revised proposal for an access from the front of the property in principle, I recommend that the drive is re-positioned further East, a minimum of 10m from the stem of the WSCC Fir tree.

MAIN COMMENTS:

The proposed re-siting of the garage and access drive with access from the front of the property requires the removal of a small section of suburban hedging only.

However, the proposed new access from the highway is partially within the minimum recommended root protection area (RPA) of the WSCC highways owned Douglas Fir tree to the West. The tree is growing within the pavement and clearly rooting laterally beneath it, likely due to the constraint on further rooting beyond the kerb line.

The WSCC fir tree is a prominent tree within the streetscene and positively contributes to the landscape setting within the road. Scope exists for the design of the garage and driveway to recognise the rooting of the tree and for the access point to be moved further away to ensure that a recommended minimum key rooting area for the tree is conserved that respects its more lateral, off-set, recommended RPA.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS

DATE:	14/10/26