



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Cottage Littleworth Lane Partridge Green West Sussex
DESCRIPTION:	Demolition of existing detached garage, lean-to, oil tank and to south of ground floor and existing porch. Erection of single storey extensions to north and southern elevations. Alterations to fenestration, installation of air source heat pump and solar panels. Erection of bin store and works to hard and soft landscaping including driveway turning area.
REFERENCE:	DC/26/0957
RECOMMENDATION:	Advice / More info
2nd response in Red	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The submitted Tree Protection Plan and the Arboricultural Methods Statement appropriately set out how any works within sensitive areas such as the RPA of retained trees will be undertaken in a manner consistent within BS6837, and how the retained trees will be safeguarded though the works at the property; please determine as you see fit No trees on the site are protected by a Tree Preservation Order (TPO), nor is the site located within a Conservation Area. Therefore, none of the existing trees at the property are subject to statutory planning constraints. Four trees are proposed for removal to facilitate the development: T4 (Holly), T5 (Cherry), T12 (Apple), and T21 (<i>Acer</i> spp.). These trees are all relatively modest in size and amenity value. Their removal is not expected to result in any significant local or wider landscape impacts. The proposed southern extension is considered acceptable in principle and raises no significant arboricultural concerns. Based on the submitted layout, a small portion of the proposed footprint would encroach into the Root Protection Area (RPA) of T8, an oak tree. However, there is an existing porch within the area of encroachment, indicating that this part of the RPA has already been impacted. The proposed encroachment equates to approximately 0.5% of the tree's total RPA and is therefore considered negligible and well within acceptable limits, falling substantially below the commonly accepted 20% threshold for RPA encroachment. As	

such, no significant adverse effects on the long-term retention or vitality of T8 are anticipated.

The AIA refers to Tree Protection Measures at Paragraph 8.1; however, these are not shown on the supporting plans. Please request a Tree Protection Plan, that shows the location of all proposed Tree Protection Fencing (TPF) and details of how works within the RPA of T8 (Oak) will be undertaken.

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS: 6.8 Arboricultural Method Statement - Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement and Tree Protection Plan [INSERT - Title, Reference, Date].

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

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	28/07/26