HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Oak River, Guildford Road, Rudgwick
DESCRIPTION:	Proposed demolition of three existing buildings and erection of two new buildings for agricultural use
REFERENCE:	DC-25-1059
RECOMMENDATION:	Advice/No objection in principle

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposed development requires demolition and construction within and close to the key rooting areas of several mature trees of recognised landscape significance.

Revised build positions and methods of demolition/construction will limit foreseeable potential impacts on the future health of the remaining trees. A small group of understorey trees will require removal for siting of the garage.

Tight control of development activity and services connection/installation is required to safeguard the soft ground rooting areas and tree roots.

MAIN COMMENTS:

The proposed demolition and construction works are in close proximity to a belt of mature trees along the Western boundary of the site. The trees make a significant contribution to the landscape character and amenities of the area.

Existing structures are present within the key rooting area of the trees.

Following investigation of viable engineering options for new foundations within the root protection areas (RPA's) of the trees, new/replacement development has been re-designed to take account of the rooting constraints posed by the trees and the potential for harm from excavations for foundations/services or other ground disturbance/compaction.

Existing concrete footprint is to be re-used with new garage build footprint entirely outside of the minimum RPA's.

The arboricultural report has been amended to provide a scheme of tree protection for the revised development requirements.

ANY RECOMMENDED CONDITIONS:

Yes –Bespoke– **Pre-commencement Tree Protection and Arboricultural site supervision**

Before any equipment, materials or machinery are brought onto the site for the purposes of development, the barrier fencing and ground protection measures shall be positioned as shown on the Tree Protection Plan by Absolute Arboriculture entitled Revision A, dated September 2025.

A pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the revised Arboricultural Impact Appraisal and Method Statement prepared by Absolute Arboriculture – Ref: AIA/OR/06/25 dated September 2025.

Once the tree protection measures and proposed methods of working have been approved by the Tree Officer, they shall be retained and adhered to until the development is completed. Nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	15/10/25