HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Dog And Duck Car Park Dorking Road Kingsfold West Sussex
DESCRIPTION:	Change of use of the land to permit the keeping of horses and laying of ancillary hardsurfaced tracks (Retrospective)
REFERENCE:	DC/24/1891
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

It is positive to see that despite the vegetation clearance works (removal of lapsed hedges and small mixed species trees) that have already taken place at the site, the mature trees, mostly oaks, have been retained. The RPAs of some of the retained trees have been affected by the creation of the new tracks and ditches. However, this appears to be within tolerable limits, whereby the extent of RPA encroachments doesn't exceed the maximum 20% threshold as advised in the current industry standard BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations.

Due to the site's secluded nature and limited visibility when viewed from within the public domain, changing its use will not directly impact any trees of high wider landscape value. As such, no Arboriculture concerns are raised for the change of use of the site.

However, given the retrospective nature of this application, and the extensive vegetation clearance works that have already taken place at the site. It would be beneficial if the scheme were supported by new tree and hedge planting proposals to help compensate for the losses that have already occurred.

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS:N/A

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist team)
DATE:	06/01/2025