HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Merryhill Mushrooms, Storrington Road, Thakeham
DESCRIPTION:	DEMOLITION OF EXISTING OUTBUILDINGS AND ERECTION OF BARN FOR CONTINUATION OF MERRYHILL MUSHROOM BUSINESS
REFERENCE:	DC/24/1404
RECOMMENDATION:	No Objection / advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The submitted BS5837 Arboricultural report, Impact Assessment and Method Statement, is a fair assessment of the tree stock at the site and the tree related impacted of the development proposal at the site.

MAIN COMMENTS:

7 low merit trees T2, T5, T6, T7, T8, T9 and T16, are indicated for removal to facilitate the development proposals, the removal of these trees will not give rise to any significant landscape harm due to the retention of the mature tree belt to the east, therefore I do not have any significant concerns with the loss of these trees.

Some facilitation pruning is proposed for trees T12 T15, and the 12 Leyland cypress trees(G001). These works refer to overhanging branches that fall within the site, as such, there will be no impact on the wider landscape. Subject to the works being completed in accordance with the current industry standard BS 3998 tree works recommendations 2010; I do not have any significant concerns with the proposed surgery.

The development proposal show a form of development that would require the new building, to be cited within the root protection area RPA of an off-site category B oak T11. The extent of the incursion is listed at 8.7% of the total RPA of T11, this falls below the maximum 20% as advised in BS5837 Trees in relation to design demolition and construction 2012. The area where the incursion will occur, currently consists of hard standing which will need to be removed, however, the proposed method of founding the new building to the ground upon a screw pile foundation system will minimise the impact on any potential tree roots that may be found in this area; this method of securing the building to the ground is satisfactory.

No information has been provided on any underground services for the new building. Such as electrical cables, or freshwater supplies. During my visit, the applicant advised that they intended to make use of the existing power connections that currently service the existing buildings at the site. This is preferable, as it negates the need for any new excavations to connect services to the new building. However, this aspect of the proposal should be confirmed before a decision is issued.

I do not consider that the development proposed at the site will have a significant impact on the retained trees in the area and is therefore satisfactory from a tree perspective.

ANY RECOMMENDED CONDITIONS: Regulatory Condition: The development hereby approved shall be carried out in accordance with the approved documents prepared by Duckworths Arboriculture Ltd titled BS5837 Arboricultural report, Impact Assessment and Method Statement dated July 2024.

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist team)
DATE:	05/11/2024