HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Howick Barn, The Haven, Billingshurst
DESCRIPTION:	Erection of a 2No. bay garage with workshop/storage above, as replacement of existing shed and store
REFERENCE:	DC-24-1036
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposed garage is very close to a significant belt of roadside trees/woodland. Impacts on the trees can be reasonably controlled by condition.

MAIN COMMENTS:

The dwelling at the site is a converted barn (DC/16/1228) immediately adjacent to the northern face of the block of Ancient Woodland (AW) referred to as The Rookery.

The proposed garage is to the north of the dwelling on an area of hardstanding abutting the belt of trees that run alongside the lane. The tree belt is a shaw of reasonable depth (circa 15m) that retains an indigenous mix of trees and understorey typical of the soil type. Whilst not designated as AW it is foreseeably likely that it has always been remnant woodland from when the fields were originally formed. It has both significant habitat value and landscape linkage, to both the AW and longstanding field hedgerow pattern of the area.

The shaw had a new access cut through it in 2016 (DC/16/1985) to serve the dwelling. This had a visible direct impact on the future health of the mature trees on either side.

The current proposal will require some quite significant pruning back of the branch spread of the nearest mature trees including the dominant species of oak and hornbeam. Some root disturbance to the nearest mature trees within the shaw is likely however, rooting may already have been restricted by the extent and depth of hardstanding.

Due to the significance of the shaw within the local and wider landscape, I recommend a condition for an AMS to control development if minded to approve in other respects.

ANY RECOMMENDED CONDITIONS:

Yes – Standard condition 3.9 – AMS – protection details required	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	30/07/24