



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Hillybarn Farm the Mount Ifield
DESCRIPTION:	Demolition of barn and erection of 4no new dwellinghouses
REFERENCE:	DC/26/0337
RECOMMENDATION:	Advice / Mor info
SUMMARY OF COMMENTS & RECOMMENDATION:	
Please note that these comments are based on a desk-based assessment only. No recent site inspection has been undertaken; however, I have previously visited the site with regards to the assessment of DC/19/2310 - Retrospective application for the removal of 10m of hedging, the creation of new road access, installation of a perforated pipe into existing ditch and laying of hardstanding. As such the recommendations and conclusions set out below are derived from the submitted plans and supporting information and historic knowledge of the site and its surroundings. No trees at the site are subject to statutory protection, either through a Tree Preservation Order (TPO) or by virtue of the site being located within a Conservation Area. Nor are there any trees of any significant arboricultural or amenity value within the vicinity of the existing barn The main tree related consideration with the proposed development relates to how the site will be accessed, and how this may impact the mature roadside trees that adjoin Hillybarn road to the west.	
MAIN COMMENTS:	
Whilst it is acknowledged that the site already benefits from an access in the northern part of the site and an existing access to the south, and that the proposed access serving Unit 3 is likely to utilise an area where there is an existing break within the roadside tree belt, there are two mature Oak trees located immediately adjacent to the northern access point. Whilst the current access arrangements may be suitable for the site's existing use, should the scheme come forward for residential development it is evident that the access would require upgrading to a more engineered specification. Such works have the potential to result in adverse impacts to the adjacent trees through excavation, changes in ground levels, construction activity and future pressure for pruning.	

In the absence of any detailed arboricultural information, it is not possible to fully assess the likely effects of the proposed access arrangements on these roadside trees, which make a positive contribution to the rural character and visual amenity of the site. As such, an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan should be requested. Without these supporting documents, the impact of the development on the adjacent trees cannot be adequately determined.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	18/09/26