



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Petrol Filling Station London Road Ashington
DESCRIPTION:	Installation of 6no EV parking bays, 3no EV chargers and associated electrical infrastructure. Removal of existing car wash and installation of 2no jet wash bays and 6no standard parking bays.
REFERENCE:	DC/26/0264
RECOMMENDATION:	Advice/more info
2nd response in Red	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The development proposals at the site, for the most part, appear to relate to changes to the site layout within the already built-up area, which largely consists of hardstanding. The only aspect of the scheme that has the potential to impact any mature trees of high landscape merit and importance is the removal of the existing GRP housing, plinth, and steps, and the making good of the surfacing. To the south-west of the existing GRP housing there is a fair-sized oak tree, which makes a positive contribution to the character and amenity of the area. To ensure its rooting system is not adversely impacted by this element of the scheme, it would be beneficial for further information to be provided regarding this aspect of the proposals. Please request an Arboricultural Method Statement and tree protection details. The proposed tree protection measures as set out in Drawing No. 2155-003 (Tree Protection Plan) are satisfactory. Subject to the measures being installed as proposed and maintained throughout the course of the works, they should ensure that the retained trees are not adversely impacted by the development.	

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS: Yes - **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- (a) All trees on the site shown for retention on approved drawing number 2155-003 Tree Protection Plan as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- (b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- (c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	20/04/26 11/05/269