HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	77 Millfield, Southwater
DESCRIPTION:	Erection of a single storey rear extension
REFERENCE:	DC-24-1195
RECOMMENDATION:	Advice / No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The line of hedgerow trees (subject of Tree Preservation order (ref: TPO/1011) to the South of the property are principally reliant upon the remaining soft ground areas for their moisture and nutrients.

If minded to approve I recommend a condition for the use of ground protection measures to protect the soft ground area in the rear garden from potential development harm.

MAIN COMMENTS:

The property is abutted to the South by the end of a former field hedgerow with mature trees (principally oaks) within it, subject of a Tree Preservation Order (Ref: TPO/1011).

The nearest end tree is a field maple of fair form and condition for the species. The tree has a crown form that shades the area of proposed development during the middle period of the day.

The extent of development is close to/partially within the recommended root protection area for the tree. However, it is within an area of disturbed ground/hardstanding immediately adjacent to a 2017 extension of the property.

IMO the tree is unlikely to have substantive rooting within the area of proposed extension and therefore I raise no objection subject to appropriate ground protection measures being utilised to reduce potential for ground compaction or other development related harm to the remaining key soft ground area.

ANY RECOMMENDED CONDITIONS:

Yes – bespoke –

Those trees close to the Southern boundary of the site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by ground protection measures affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

Prior to commencement of any works on site, demolition or other development in the rear garden of the property the soft ground lawn area to be used as working space for the construction of the extension will be protected from compaction by use of load spreading boarding over a compressible material such as wood chip or sand so as to protect the underlying soft ground from access related compaction, storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment.

Such ground protection measures shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on/adjacent to the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	04/09/24