HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Southdowns, Coltstaple Lane, Horsham
DESCRIPTION:	Erection of an agricultural livestock building
REFERENCE:	DC-23-2116
RECOMMENDATION:	Advice / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

The current build footprint would impinge upon the key rooting area of some adjacent oak trees. Recommend modification to move the build further away from the trees to comply with the relevant design standard in this respect.

MAIN COMMENTS:

The access change requires removal of a short section (circa 4.5m) of existing denuded hedgerow line adjacent to the field gate. Landscape mitigation could require re-planting or bulking of another area of hedging on the property holding as deemed appropriate.

The proposed build footprint and associated hardstanding is within relatively close proximity to the field margin. Beyond (to the West) of the disused bounding ditch are two mature oak trees of fair form and condition that make a positive contribution to the character of the countryside.

The current proposed footprint is within the trees recommended root protection areas (RPA's). The ditch is unlikely to have been a significant constraint on root growth and therefore it is recommended that if acceptable in other planning terms, the siting of the build and hardstanding is shifted to comply with the minimum recommendations of the relevant design standard (BS5837:2012 Trees in relation to design, demolition and construction – Recommendations).

From my observations, without a measured survey, a 9m soft ground buffer (RPA) from the stems of the trees would be appropriate.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	17/01/24