



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Coombe Cottage Church Road Mannings Heath
DESCRIPTION:	Erection of a two storey 4 bedroom dwelling with associated parking and landscaping
REFERENCE:	DC/26/0088
RECOMMENDATION:	Advice / modification / More info Advice / More info

SUMMARY OF COMMENTS & RECOMMENDATION:

No trees on the site are subject to a Tree Preservation Order (TPO), nor is the site located within a conservation area. Therefore, the existing trees are not subject to any planning constraints.

The built form of the proposed dwelling will not adversely impact any retained trees on the site or any trees of significant merit of amenity value in the surrounding area.as such no concerns are raised with the location of the new dwelling.

The primary tree-related impacts at the site relate to the proposed access arrangements, particularly the impact on the yew tree at the front of the property. While the yew tree is not of exceptional merit, with regards to its form, as it has been topped in the past. Nevertheless, it still contributes to the character of the street scene and provides effective screening for the existing property, which would also be the case for the proposed dwelling.

2nd response in Red.

The amended plans (Ref: RH136JE Hard & Soft Landscaping 02), show the retention of the existing slab where the new access is proposed. This is acceptable in principle and should ensure that the root systems of the adjacent trees are not compromised by the new access arrangements.

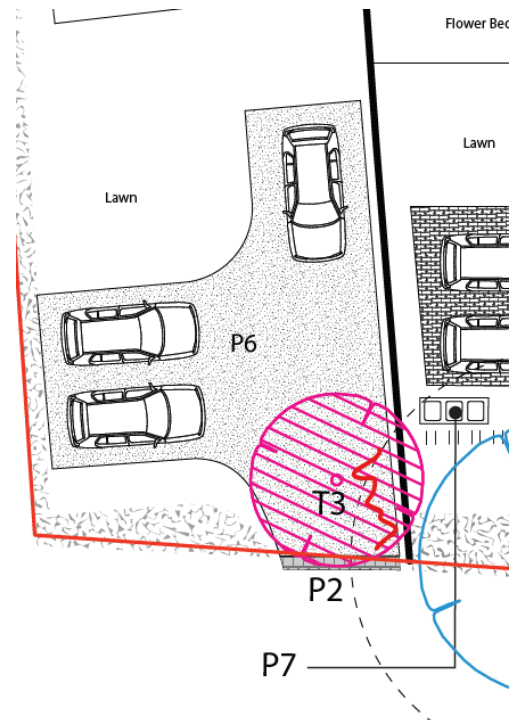
Regarding the previous points raised in relation to the parking areas and bin stores within the RPA of the yew tree at the front of the property, the retention of the existing slab where the access is proposed will limit the extent of ground disturbance within the RPA, which is a positive outcome.

Furthermore, the retention of the slab, along with the increased separation between the trees in question and the development area, would ensure that the works required to construct the parking bays and bin store, where they fall within the RPA of the yew, will

remain below 20% of new surfacing within the RPA. This would therefore be within tolerable limits under the BS, subject to the new surfacing being constructed using a no-dig method, as is proposed; this can be secured by condition.

I note that the revised plans do not address the previous comments concerning how the new access and parking area for the existing dwelling, to the east of the yew tree, would be constructed; please seek confirmation on this.

In addition, it would be helpful to know how the underground services, such as fresh and foul water etc. would be connected to the new dwelling.



MAIN COMMENTS:

At present, it is apparent that new parking bay and bin storage area would fall within the yew tree's root protection area (RPA).

The current industry standard BS 5837:2012 ("Trees in relation to design, demolition and construction") Paragraph - 5.3.1 The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s) (see Clause 7). If operations within the RPA are proposed, the project arboriculturist should: a) demonstrate that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA; b) propose a series of mitigation measures to improve the soil environment that is used by the tree for growth. – 3.10 structure manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork. i.e. a new driveway.

As such, it is recommended that the two parking bays to the north of the yew, along with the bin store, be relocated further within the site to maintain an appropriate distance of approximately 6m from the tree's base. And tree protection fencing (TPF) would be

needed to safeguard the trees RPA during the build process; the tree protection measures could be secured by condition, subject to the parking bays being moved.

Consideration must also be given to how the new access and parking area for the existing dwelling, to the east of the yew tree, would be constructed without negatively impacting it; further details on how the new access will be built are required.

Additionally, the removal of the old garage/shed slab foundation to allow for the proposed new access will negatively impact two possibly off-site trees that may be located within the grounds of the neighbouring property, **Ingleside**. This is due to the location of the trees and the likelihood that their roots lie directly beneath the existing concrete slab. As the trees in question appear to fall outside the applicant's ownership, this should be confirmed.



I note that the Ash at the front of the property is shown on the Hard and Soft Landscaping Scheme, but the conifers are not.

Retaining the existing slab and installing any new surfacing on top of it would help mitigate this risk. Failing this, the Ash and the conifers would need to be removed to allow the new access to be built as proposed. Neither of the trees are specimens of particular merit, and their removal could be compensated for with new tree planning at the front of the property.

ANY RECOMMENDED CONDITIONS:

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	12/03/26 20/03/26