



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Alderbury Church Hill Pulborough
DESCRIPTION:	Erection of 2No. holiday homes within the residential boundary
REFERENCE:	DC-24-0944
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The wider garden area of the property is bounded by a range of mature trees that are of collective significance in terms of the landscape character of the Conservation Area and in views of the conurbation from across the flood plain to the South. The proximity of proposed development to the nearest trees is poor and foreseeably likely to place the trees under future pressures for lopping/removal due to their form or nuisance issues associated with their proximity (shade/leaf/seed/needle drop and aphid honeydew). If acceptable in other planning terms, I recommend that the positioning of the units and their relationship to the future layout of the garden area and associated parking be re-considered to position the units further from the bounding trees with lighter aspects and associated amenity/circulation areas and no foreseeable direct impacts on the trees from proposed construction methodology. If minded to approve on the current siting of units and car parking, I recommend a condition to control potential direct impacts on the trees from the close proximity of engineering proposed, utilising an above ground form of construction founded on projecting screw piles with a void beneath the flooring, in accordance with the relevant design standard - BS5837.	
MAIN COMMENTS:	
N/A	
ANY RECOMMENDED CONDITIONS:	
Yes - Pre-commencement Condition:	

Notwithstanding previously submitted information, no development shall commence including ground clearance, or bringing equipment, machinery or materials onto the site, until the following information and preliminaries have been completed in the sequence set out below:

- Details submitted to and approved in writing by the Local Planning Authority of the proposed specialist above ground foundation to be used for the development.
- All trees on the site and those off-site whose root protection areas ingress into the site, shown for retention on drawing no. TPP BJH 03/04, shall be fully protected throughout all construction works by tree protective fencing and 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).
- Once installed, the fencing and ground protection shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- 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.

The development shall take place in accordance with the approved details and in the manner set out above. 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 CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	17/07/24