HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	38A Quarry Way, Southwater
DESCRIPTION:	Demolition of outbuildings and construction of a new detached double storey dwelling (Class C3)
REFERENCE:	DC-25-1007
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The intensification of proposed development could have a detrimental impact on the future health and retention of two remaining oak trees of high public amenity value situated in adjacent gardens to the south east.

The revised application extends the footprint of the build and foreseeable extent of desired associated hard standing etc. closer to the protected trees.

If minded to approve, **additional information and conditions** are recommended to control development processes and potential excavations and engineering that may be detrimental to tree rooting and future tree health.

MAIN COMMENTS:

The submitted design and access statement refers to the fact that there are no mature trees remaining in the site or within 10m of the proposed build. However, it fails to recognise that the 2 remaining oaks are within just a few metres of the development site boundary.

Whilst the proposed foundation line will not foreseeably have a significant direct impact upon the future health of these trees, the demolition/build process and associated intensification of site usage and desires for new hardstanding and garden sheds, furniture and associated paraphernalia could do. Particularly bearing in mind the fate of the two former trees on the site itself.

In addition, as the trees are effectively due south of the new dwelling, the intensification of habitable form will foreseeably place additional pressure on the trees from desires to contain or reduce crown form to improve light levels and reduce perceived nuisance their presence may incur.

If minded to approve the development, I recommend that the minimum recommended root protection area (RPA) of these trees is fenced off as an exclusion zone from all demolition and construction processes. This requires robust barrier fencing erected 10m from the stem of the nearest oak tree.

I also recommend that no soakaways or new hardstanding associated with the intensification of development are permitted within this exclusion zone. This can be controlled by condition, however in this instance, bearing in mind the lack of any reference to the potential impact on the trees from the proposed development within the submitted information, I recommend details of landscaping and drainage are garnered as part of the material considerations prior to determination.

ANY RECOMMENDED CONDITIONS:

Yes – Standard pre-commencement condition 3.8 – Tree Protection – as amended:

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:

- The off-site TPO oak trees to the south-east 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) at a minimum distance of 10m from the trunk of the nearest tree.
- 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.
- The areas so fenced off shall be treated as a zone 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 CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	30/07/25