HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Dendrons, Kithurst Lane, Storrington
DESCRIPTION:	Outline Application for the erection of 1No. chalet dwelling with all matters reserved except access
REFERENCE:	DC-24-0104
RECOMMENDATION:	Advice / No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

No objection in principle subject to conditions to control potential impact on trees from implementation and reserved matters.

MAIN COMMENTS:

The site consists of an area of formerly quite dense tree and shrub plantings accessed via a circa 85m long drive adjacent to the PROW on the southern side.

Few trees of merit remain within the site however several mature trees are present either side of the driveway and PROW that make a positive contribution to the landscape character.

The trees to the N within the property "Conifers" consist a variety of species including oaks, pines, sycamore and Douglas fir in close proximity to the boundary, subject of Tree Preservation Order no. TPO/0214.

In order to reduce impact on the key rooting areas of the mature trees, the application for access is accompanied by an arboricultural impact assessment that proposes the use of a specified form of "no-dig" engineering entirely above the existing ground levels.

The current levels would enable this approach subject to potentially some camber or increase over the existing driveway level in places to marry levels.

Outstanding issues for reserved matters consideration would be how new services would be installed using trenchless techniques in accordance with the relevant design standard BS5837: 2012 – Trees in relation to design, demolition and construction – Recommendations and the acceptability of tree-dwelling relationship between the taller Douglas fir trees immediately East of the plot.

ANY RECOMMENDED CONDITIONS: Yes – Standard conditions **3.7 – Utilities and 3.9 Arb. Method Statement**	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	20/02/24