HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Beeches, Heather Way, Storrington
DESCRIPTION:	Erection of an extension to existing garage including new roof structure and rear workshop. Erection of a single storey side extension with covered walkway link. Erection of access gates and driveway hardstanding
REFERENCE:	DC-25-1872
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

From my on-site observations, the proposed development does not directly impact upon the key rooting area of the nearest mature trees subject of a TPO (SE of the dwelling). If minded to approve the application, these trees could be protected from development harm by appropriate protective measures. These reasonable precautions would significantly restrict available working space to protect key soft ground rooting area to the side of the existing house footprint.

The larger pine trees in the neighbouring property to the South should have sufficient key rooting volume within their host property not to be significantly directly impacted upon by the required excavations.

The internal site trees affected are the cypress and frontage beech that will have their key rooting areas detrimentally affected. The potential loss of these trees will not have significant detrimental impact on public amenity. Their loss could be off-set by mitigation planting as deemed appropriate.

MAIN COMMENTS:

The property and those adjacent within the cul-de-sac are characterised by their relatively spacious plots with mature landscaped grounds.

There are mature trees within the site and on the adjacent property to the South that could be impacted upon by the development and/or associated process/operations.

No tree survey or arboricultural impact assessment has been submitted to make a fair assessment of the potential effect of the proposed works on the future health of the trees.

The potential loss of the cypress trees within the site and the roadside beech trees (T1 on submitted floor plans) will have limited impact on public amenity within the landscape context. The beech trees are of poor form having likely initially been planted as hedging plants that have grown on with contorted stems with tight unions between them. They are not appropriate for retention as larger trees in any event.

ANY RECOMMENDED CONDITIONS:

Yes – Standard condition 3.9 - Arboricultural Method Statement required

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	17/12/25