Horsham District Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	22 Broomfield Drive, Billingshurst
DESCRIPTION:	Erection of a front and rear two-storey extension with garage conversion and internal reconfiguration
REFERENCE:	DC-24-0147
RECOMMENDATION:	No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The revised/additional plans and associated correspondence clarify the extent of proposed landscape alteration/bank excavation associated with the development. No arboricultural concerns subject to unfettered protection of the soft ground rear garden area within 12m of the protected oak trees.

MAIN COMMENTS:

See previous comments

ANY RECOMMENDED CONDITIONS:

Yes – **Bespoke Pre-Commencement Condition:**

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 two oak trees to the rear of the property whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground 12m from the stems of the trees in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- 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 area 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 nor spreading of spoil arisings in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within the tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter it.

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:	013/02/24