



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Haglands Farm, Haglands Copse, West Chiltington
DESCRIPTION:	Erection of detached garage
REFERENCE:	DC-26-1103
RECOMMENDATION:	Advice in respect of re-sited proposal
SUMMARY OF COMMENTS & RECOMMENDATION:	
The proposed re-siting of the garage and access drive requires the removal of a small ornamental tree and some mature shrubs. It is close to the minimum recommended root protection area of a nearby birch tree to the South. None of the principal mature trees at the property will be directly affected by the proposal. If minded to approve, a tree protection condition is recommended.	
MAIN COMMENTS:	
The property has a number of mature trees in close proximity to the boundaries, that make a positive contribution to public amenity and the character of the area. None of the principal landscape features of merit are foreseeably impacted upon by the revised garage position. The revised garage and access position requires the removal of an ornamental flowering tree and some mature shrubs only. The soft landscape features affected could be replaced by suitable mitigation planting as deemed appropriate. An existing bounding beech hedgerow could be retained to provide a level of seasonal cover to the streetscene.	
ANY RECOMMENDED CONDITIONS:	
Pre-Commencement Condition: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras	

panel fencing shall be erected along the Southern edge of the proposed driveway route so as to exclude storage of materials, concrete mixing, excavation, compaction or other building activities likely to be harmful to tree roots and the rooting environment in the soft ground area beyond.

Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015)

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	23/09/26