HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	3 Hungerhill Cottages, Coolham Road, Coolham
DESCRIPTION:	Erection of a single storey side extension, new front store and oil tank relocated
REFERENCE:	DC-24-1535
RECOMMENDATION:	Advice / No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The principal tree on the site is an early mature oak tree that could be indirectly impacted upon by the associated construction process due to the limited available space for access and development site set up.

MAIN COMMENTS:

The loss of a young birch and section of Portuguese laurel to the frontage is required for the oil tank re-siting.

Within the central part of the front amenity area is an early mature oak tree of good form and condition that dominates the space and makes a positive contribution to the landscape setting.

The proposed new outbuilding will be positioned close to the minimum recommended root protection area of the tree. In addition, the associated extension works process and requirements for site access and storage of materials etc. will place significant pressures for usage of the space around the tree during the development process.

If minded to approve, I recommend a condition to protect the soft ground areas within the oak trees recommended root protection area from potential harm. In the interests of conserving the future health of the tree and its contribution to the landscape setting.

ANY RECOMMENDED CONDITIONS:

Yes - Pre-Commencement Condition – Tree Protection: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras

panel fencing, shall be erected to enclose those soft ground areas within 6 metres from the oak tree at the property so as to exclude storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment. Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. In addition the ground areas within the 6m zone that cannot feasibly be fenced and excluded from the development process will be protected from compaction by use of load spreading boarding over a compressible material such as wood chip or sand. 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:	30/10/24