# HORSHAM DISTRICT COUNCIL CONSULTATION

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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | Oakfield Cox Green Rudgwick RH12 3DD |
| **DESCRIPTION:** | Variation of condition 1 of previously approved application DC/21/2211 |
| **REFERENCE:** | DC/24/0625 |
| **RECOMMENDATION:** | More info / advice |

**SUMMARY OF COMMENTS & RECOMMENDATION:**

**The submitted Tree Protection Plan (TPP) and Method Statement is a fair assessment of the tree stock at the site in terms of age and quality and impact of the development proposal on trees.**

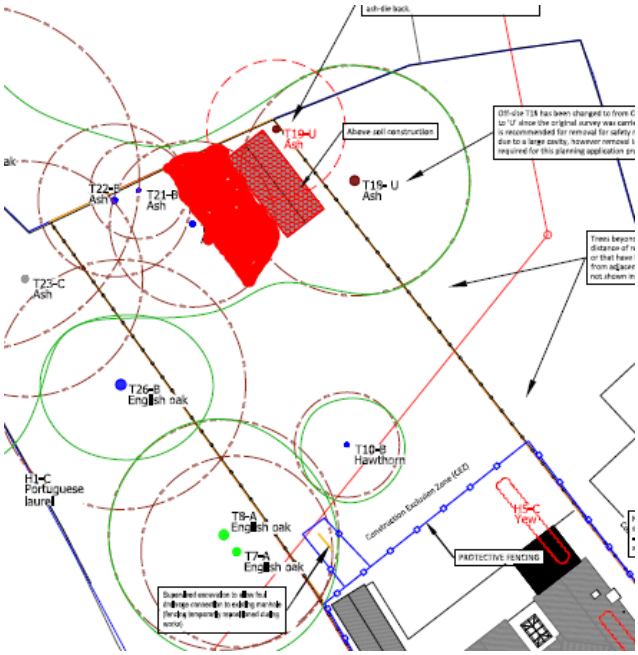
**MAIN COMMENTS:**

A single tree that falls within the curtilage of the site is indicated for removal, this being T19 an Ash. Under the previous application at the site ref DC/21/2211, T19 was recorded as a category B tree, with medium dead wood noted in the crown. It has since been downgraded to a category U tree due to having been identified as being infected ***Hymenoscyphus fraxineus***, commonly known as Ash Dieback (ADB), a chronic fungal disease of ash trees in Europe characterised by leaf loss and crown dieback in infected trees. The images provided to justify the re-categorisation of T19 on condition grounds offer clear evidence that the tree is infected with ADB. As such, in light of this information, regardless of the outcome of this application, consideration would need to be given to removing T19 safety grounds due to its location within the curtilage of a residential dwelling and the safety concerns associated with ADB, subject to an appropriate replacement tree being planted at the site, I would not have any objection with the removal of T19 on ADB grounds.

The Tree Protection Plan (TPP) shows that the garden room partially falls within the Root Protection Area (RPA) of T20 Ash, a tree shown for retention. The RPA incursion, accounting for approximately 4.5% of the RPA, falls within the tolerable limits as advised in BS 5837: 2012. Due to the low invasive above-ground nature of the proposed footings for the garden room within the RPA of T18, coupled with the RPA incursion being below 20% and the limited public visibility of T18; I do not have any significant concerns about this aspect of the development.

The TPP also shows development with the RPA of T20, an offsite category U Ash recommended for removal on safety grounds. These comments are consistent with the tree information provided for the DC/21/2211, and removing this tree was deemed acceptable under the previous permission at the site.

One observation with the TPP is the absence of additional tree protection measures in the area of the garden room. Although it would not be realistic to erect tree protection fencing around the trees, enter RPA due to part of the development falling within it. However, you could box in the stem, and you would need some ground protection measures to be put in place in the area highlighted in red in the image below. But if you are minded to permit this could be dealt with by way of a condition.




**ANY RECOMMENDED CONDITIONS:**

**Yes – Standard condition 3.8 - Tree Protection compliance (as per submitted Treeline TPP with amendments to show additional protection measures for T20)**

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| **NAME:** | Andy Bush Arboricultural officer Specialist Team |
| **DEPARTMENT:** | Strategic Planning Specialist Team |
| **DATE:** | 27/06/24 |