HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Sunningdale, Horsham Road, Steyning
DESCRIPTION:	Erection of a detached 5 bedroom dwelling with a detached garage, swimming pool, vehicular access and associated works
REFERENCE:	DC-26-1335
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

Arboricultural impacts are limited to access creation and the excavations required for surface water drainage.

I recommend an alternative option for all services that require any excavations that are in conflict with the recommendations of the relevant design standard Trees in relation to design, demolition and construction – Recommendations be required for any new urbanising development in the countryside.

If minded to approve, I recommend compliance conditions for tree protection and AMS/all additional submitted arboricultural information.

MAIN COMMENTS:

The development of the field for a dwelling and change of use has limited impact on retained trees which are confined to the field edges.

Hedgerow removal is restricted to access creation and control of field encroachment.

The principal arboricultural impact is the design of the surface water pipeline route through the key rooting areas of several mature hedgerow trees of wider landscape merit. Excavation for this feature even if undertaken by hand will involve significant root disturbance. Future maintenance of the facility would be an unknown. The key landscape features of merit should be protected from new development of this nature. I recommend that the design of the services for a new dwelling be re-considered to respect them in accordance with Local Plan policy and best practice.

ANY RECOMMENDED CONDITIONS:

Yes, if minded to approve – Standard conditions 3.8 Tree Protection and 6.8 Arboricultural Method Statement compliance	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	28/10/26