HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Badgers Hollow, Crays Lane, Goose Green
DESCRIPTION:	Siting of three holiday lets, including a composting toilet, a storage container, ground mounted solar panels, reed bed treatment system, associated hardstanding and the creation of a lake. (Part Retrospective)
REFERENCE:	DC-24-1464
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

Insufficient information has been submitted to make a fair assessment of impacts of proposed land contouring on the bounding mature landscape trees that make a positive contribution to the rural landscape setting.

I recommend that all additional hardstandings, earthworks, drainage connections, levels alterations and bunding are restricted to be a minimum of 12m from the stems of the bounding oak trees.

MAIN COMMENTS:

No measured tree survey or arboricultural impact assessment has been submitted.

From my observations all the trees are confined to the boundary hedgerows and abutting woodland edges.

Initial works on site have included installation of hardstanding partially within the recommended root protection areas of the larger roadside hedgerow trees. Some of the woodland edge oak trees to the East have had some installation of toilet facilities and associated composting structures within recommended root protection areas.

Extent of further potential impacts will be dependant on both the use of plant for the creation of the lake and the extent and nature of spreading of spoil arisings at the site resulting therefrom.

The 20th century woodland block to the East, within the same ownership, (separated from Bacons Copse Ancient Woodland by an unmade trackway) would benefit from management under the FC woodland management programme. Change of recreational use of the area associated with the development may place the woodland under different future pressures/desires. The extent of ash dieback will require proactive management intervention in any event.
ANY RECOMMENDED CONDITIONS: N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	25/06/25