HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Rookery Wood, The Coach House, Five Oaks Road, Slinfold
DESCRIPTION:	Erection of a double garage with office space above and roadside fencing
REFERENCE:	DC-24-1441
RECOMMENDATION:	Advice / No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

No arboricultural objection in principle subject to conditions of permission to control potential impacts on trees of landscape significance.

MAIN COMMENTS:

The property is subject of landscape constraints in respect of both trees subject of Tree Preservation Orders on and adjacent to the site (Ref: TPO/1269 and 1271) and a large block of Ancient Woodland (AW) (Rookery Wood) bounding the site to the East.

The AW is unaffected by the proposal.

From my observations, the 6m separation from the nearest mature TPO pine tree to the garage flank elevation depicted on the submitted plan is acceptable in principle to avoid undue rooting harm, subject to appropriate tree protection measures being implemented and maintained for the duration of the development process.

The proposed new 1.8m fenceline is within the recommended root protection area of several of the mature TPO trees. In order to avoid unnecessary root disturbance/damage associated with the new post holes, the implementation requires careful excavation by hand to avoid major roots and ensure smaller roots are cut cleanly and not exposed to wet concrete.

ANY RECOMMENDED CONDITIONS:

Yes – Bespoke –

Pre-Commencement Condition: No development shall commence, including ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- The pine trees adjacent tot the roadside subject of Tree Preservation Orders as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012). The fencing shall be erected within 1m of the proposed build footprint.
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Excavation for the post holes for new fencing must be carried out by using hand tools only. The resultant pit must then be lined with plastic sheeting or similar impervious material prior to backfilling, to avoid leaking of toxic material harmful to tree roots i.e. cement etc. No roots over 25mm in diameter shall be severed without prior agreement with the Local Planning Authority Tree Officer. Roots of less than 25mm should be cut cleanly with secateurs at pit edges.

Reasons: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	16/10/24