



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Jarvis, Jarvis Lane, Steyning
DESCRIPTION:	Erection of a single storey in-fill extension to rear elevation. Repair, restoration, selective alterations, including window repairs/replacements. Construction of a new driveway, and associated works
REFERENCE:	DC-25-2149
RECOMMENDATION:	Objection / Modification / Withdrawal / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
The property is situated within the village Conservation Area. There are a number of mature trees within the site and close to the boundaries that make a significant positive contribution to the character and visual amenities of the Conservation Area. The proposed route of the new driveway is partially within and requires additional engineering/levels alterations the minimum recommended root protection areas of several of these trees in a form/to an extent that is contrary to the recommendations of the relevant design standard – BS5837:2012 – Trees in relation to design, demolition and construction - Recommendations. If there is considered to be an overriding justification for a new engineered vehicle access route, I recommend that the design be modified to ensure that the principal trees of merit to the character of the Conservation Area are not adversely impacted upon, contrary to the minimum recommendations for design of new engineering near trees of landscape merit. Otherwise I recommend refusal on grounds of foreseeable detrimental impact on the future health and amenity provided by mature trees within the village Conservation Area.	
MAIN COMMENTS:	
The proposed new access route will involve engineering and levels alterations within the minimum recommended root protection areas (RPA's) of several mature trees of landscape merit. The ground contours require excavations to enable the changes of level to be accommodated.	

The submitted tree report proposes us of a “no-dig” form of engineering to create the road. It uses generic reference to how this engineering might be undertaken and does not broach the specifics of how the levels alterations would be achieved. Without detailed section plans it is unclear what engineering and ground level alterations will be required.

Areas of proposed increased level either side of the raised roadway are shown as being subject of ground protection from the development process. No detail of cut and fill requirements are indicated.

Removal of some trees on the site are proposed as part of the development. A group of B grade trees are proposed for removal to enable the route of the road.

Recent tree felling appears to have occurred within the site without due notification to/consent of the LPA in accordance with the relevant TCPA and associated Tree Regulations. This observation has been highlighted to the agent requesting clarification of this aspect of the development.

The relevant standard for the design and construction of new engineering near trees (BS5837) is clear that only where it is unavoidable and there is an overriding justification to defer from the standard’s requirement for construction within the RPA of trees of high amenity value being precluded, should new development be considered.

If there is considered to be an overriding justification for new engineering within the RPA of the Conservation Area trees and you are minded in other respects to approve the development, I recommend details of all the engineering, including existing and proposed sections, and realistic areas for haulage and spoil spreading are included in submissions with amendment to alignment as necessary, to ensure that all engineering complies with the design standard recommendations or is clear where it does not.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

DEPARTMENT:

STRATEGIC PLANNING - SPECIALISTS

DATE:

18/02/26