HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	29 Meiros Way, Ashington
DESCRIPTION:	Erection of a single storey side and rear extension
REFERENCE:	DC-24-0539
RECOMMENDATION:	Advice / No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The foreseeable development process will require access and development works within the minimum recommended root protection areas of some off-site trees subject of a Tree Preservation Order. No arboricultural concerns subject to appropriate ground protection measures being installed prior to commencement and maintained for the duration of works.

MAIN COMMENTS:

The property is subject of an Area Tree Preservation Order (Ref: TPO/0822) that affords protection to all trees present prior to when the estate was developed in 1997.

In addition, a number of mature trees just over the Western boundary fence are also subject of a TPO (Ref: TPO/1426) made in 2010.

Whilst no trees of significant landscape merit will be directly impacted upon by the proposal, there is the potential for those trees on the adjacent property to be impacted upon indirectly by associated development processes that could involve compaction or other potentially damaging operations in their key soft ground rooting environment that extends well into the subject property and will foreseeably be used for development traffic/storage of materials etc.

Therefore, if minded to approve the development I recommend a condition for ground protection measures to be put in place over the soft ground areas within 4m of the western boundary fencing.

This will require an area to the rear of the existing garage and the main pinch point corner of the proposed extension to be entirely protected in this manner with an appropriate form of compressible material beneath ground boarding, that will take the weight of the desired machinery and materials without significantly compacting the

ground beneath. All cement mixing and potential run-off therefrom should be controlled in an area outside of the root protection area affected.

ANY RECOMMENDED CONDITIONS:

Yes –

Prior to commencement of any works on site, demolition or other development activities, the soft ground area within 4 metres of the Western boundary fence in the rear garden of the property will be protected from compaction by use of load spreading boarding over a compressible material such as wood chip or sand so as to protect the underlying soft ground from access related compaction, storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment.

Such ground protection measures shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	24/04/24