



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	90 Comptons Lane, Horsham
DESCRIPTION:	Erection of a two storey side extension and alterations to fenestration
REFERENCE:	DC-26-0603
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The proposed extension and revised access arrangements will not have foreseeable direct impacts on the nearest trees that make a significant contribution to public amenity and the character of the area, subject to control of the development process. The mature trees in the rear garden require their key soft ground rooting areas to be protected from all potential associated development harm from the process/logistics. If possible, viable plans of proposed drainage connections/soakaways should be requested prior to validation to ensure acceptability, rather than by applying a condition to this effect. Some loss of clipped cypress hedging is required which combined with foreseeable alterations to the Southern boundary demarcation (currently mostly ivy growth) may have a detrimental impact on the retention of soft, vegetated boundaries in the area.	
MAIN COMMENTS:	
The principal trees potentially affected by the development are a mature beech and a Field maple situated in the rear amenity area of the property. Both trees make a positive contribution to the character of the area due to their species, size and forms. Neither tree will foreseeably be directly impacted upon by the excavations and demolition required for the build re-modelling. However, the soft ground rear amenity area is key to their continued vitality and needs to be protected from compaction and associated development processes, which will restrict available working space principally to the front of the property. In addition, no excavations for services should be undertaken within the rear garden area.	

The cypress hedge to the front will require removal of a section/s that may leave it looking bare of foliage in places. Short term landscape/boundary demarcation could be controlled by condition as deemed appropriate.

ANY RECOMMENDED CONDITIONS:

Yes – bespoke Tree Protection condition –

Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras panel fencing shall be erected along the edge of the paved area to the rear of the dwelling so as to exclude storage of materials, concrete mixing, excavation, compaction or other building activities likely to be harmful to tree roots and the rooting environment in the soft ground area of the garden beyond.

Such fencing 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)

Standard condition 3.7 Drainage - (as required without confirmation of proposals prior to determination)

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	07/07/26