HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Gibbons Mill Farm, Gatefield Bungalow, The Haven
DESCRIPTION:	Demolition of existing dwelling and construction of replacement dwelling
REFERENCE:	DC-24-1958
RECOMMENDATION:	Advice / No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

No significant arboricultural concerns subject to control of potential impacts on retained trees of landscape merit.

MAIN COMMENTS:

There is a belt of laneside trees/hedging and underplanting to the North of the existing dwelling within a grassed verge. This feature makes a positive contribution to the rural Low Weald landscape setting.

The proposal intends to retain the tree belt and build further back behind the existing build footprint.

If minded to approve the development, I recommend a condition to protect the soft ground rooting area of the trees from compaction and/or potential associated development harm.

ANY RECOMMENDED CONDITIONS:

Yes - Pre-Commencement Tree Protection Condition:

Prior to commencement of any works on site, demolition or other development activities, a line of protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected to a minimum of 8m metres from the centre of the larger protected oak tree to afford protection to the tree line at the front of the property, so as to exclude storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment within the soft ground area 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).

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	18/02/25