



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Crescent Place, Storrington Road, Thakeham
DESCRIPTION:	Erection of a detached 4no. bedroom chalet bungalow including detached garage / car port
REFERENCE:	DC-26-0121
RECOMMENDATION:	Advice / Modification / No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
The application has no additional arboricultural issues to those formerly highlighted in respect of the similar application for development two years ago (Ref: DC/24/0015). If now minded to approve, I recommend conditions to control the development process.	
MAIN COMMENTS:	
The site contains few trees of significant landscape merit, following the felling of the dominant oak tree in the centre.	
The principal remaining features of public amenity value are confined to the roadside hedgerow and trees. The proposed loss of the remaining internal site trees could be reasonably mitigated by new planting as deemed appropriate.	
The submitted Tree survey and AIA incorrectly assigns a circular root protection area to the principal remaining oak tree in the streetscene (T14). This tree is unlikely to be rooting significantly beneath the engineered road and thus its root protection area (RPA) extends further into the site than is indicated in the submissions.	
The submitted TPP indicates that two small areas of driveway within tree RPA's should be of a no-dig construction. In practice, larger areas will need to be of a no-dig construction in order for the driveway levels to marry. Therefore, by extending the area of no-dig construction to encompass all of the apron area to the front of the proposed garage frontage, the issue of conserving the principal trees RPA's can be achieved seemingly without re-design/re-routing of hardstanding/garage positioning.	
As the passage for development access will require all traffic to pass through the area requiring ground protection, if minded to approve the application I recommend conditions to ensure that either the no-dig drive is constructed initially to enable works	

to pass over it or a robust scheme of ground protection measures are incorporated within the associated site specific AMS, prior to the driveway construction.
The routing of services will need to be undertaken via an alternative route that does not pass through the RPA of the Oak tree (i.e not beneath the driveway)

ANY RECOMMENDED CONDITIONS:

Yes – Standard pre-commencement conditions – **3.7 Services Installation agreement, 3.8 Pre commencement tree protection installation and maintenance, 3.9 Revised Arboricultural Method Statement** to deal with all areas of increased no-dig engineering, construction access and arboriculturist supervision of installations in tree root protection Areas

and the following **bespoke condition for driveway construction:**

Before work begins, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth and extent of construction and method/materials used for edging, within root protection areas around retained trees shall be submitted and approved in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention 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:	04/03/26