HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Saunton, Cagefoot Lane, Henfield
DESCRIPTION:	Demolition of existing entrance porch and replacement with enlarged and enclosed porch with 1 no. roof light. Creation of carport. Removal and replacement of existing boundary wall. Proposed exterior lighting. Replacement of all existing windows and exterior doors. Rendering of fair faced brickwork with 1 no. roof light. Creation of carport. Removal and replacement of existing boundary
REFERENCE:	DC-24-1123
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

No objection subject to conditional compliance with the contents of the submitted AMS both in terms of specialist engineering, tree protection measures and arboriculturist supervision of all potentially damaging excavations/development operations.

MAIN COMMENTS:

The submitted AMS recognises the need for specialist engineering of the porch extension within the root protection areas of protected trees. A piled foundation with an above ground supported slab is now proposed. Excavations for piling positions and LED lighting connections will require careful supervised implementation to limit the potential for significant root damage.

ANY RECOMMENDED CONDITIONS:

Yes - **Pre-Commencement Condition**: No development shall commence, including ground clearance, or bringing equipment, machinery or materials onto the site, until the following information and preliminaries have been completed in the sequence set out below:

o Details submitted to and approved in writing by the Local Planning Authority of the proposed engineered above ground foundation supported on piles to be used for the development.

o All trees on the site shown for retention, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by

tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012) and as per the submitted Arboricultural Method Statement (AMS) by Beecchdown Arboriculture Limited.

o Once installed, the fencing shall be inspected and agreed at a pre-commencement meeting to be held with both the LPA Arboricultural Officer and supervising Arboriculturist present. The protection measures are to be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.

o Areas so fenced off and within the RPA of the retained trees shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Following agreement of protection measures the development shall proceed fully in accordance with the submitted AMS, by Beechdown Arboriculture Limited, scheme of on-site arboriculturist supervision of works and scheme of reporting.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees on the site and surrounding land in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	06/11/24