From: Andrew.Clout
Sent: 15 July 2025 11:47
To: Meg.Bayliss
Cc: Trees; Planning; [redacted]
Subject: FW: DC/25/0744 - 27 Cranham Avenue
Attachments: 25607 TREE.pdf

Categories: Consultations

Hi Meg,

The attached plans indicate the extent of landscape change only, which in principle will be acceptable in terms of direct impacts on the oak tree.

If minded to approve I recommend the following bespoke condition to control the development process and protect the oak trees key soft ground rooting area:

Prior to commencement of any works on site, demolition or other development activities, a 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 9m metres from the stem of the protected oak tree at the rear of the property. The remaining soft ground area between this barrier and the extent of approved excavations for foundations and associated ground retaining feature shall 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 barrier and 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).

Regards

Andy

Andrew Clout
Assistant Arboricultural Officer (Tues and Weds only)
Specialists Team - Strategic Planning

[redacted]

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Meg.Bayliss [redacted]
Sent: 14 July 2025 13:49
To: Andrew.Clout [redacted] Andrew.Bush [redacted]
Subject: FW: DC/25/0744 - 27 Cranham Avenue

Hi both,

Please find attached requested information for DC/25/0744, please could you confirm this meets your consultation response?

Thank you

Meg Bayliss
Graduate Planner (Work Experience) Mon, Wed & Thurs

[redacted]

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: [redacted]
Sent: 14 July 2025 13:46
To: Meg.Bayliss [redacted]
Cc: [redacted]
Subject: DC/25/0744 - 27 Cranham Avenue

Hi Meg,
Please find enclosed the requested information.

Kind regards

Jadranka Carmichael
Chartered Structural Engineer, BSc CEng MIStructE
Director

Carmichael Building Design Ltd.
[redacted] www.carmichaelbuildingdesign.co.uk