



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	5 Kingsfold Close, Billingshurst
DESCRIPTION:	Erection of a single storey detached granny annexe together with a detached single storey multipurpose workshop and gym
REFERENCE:	DC-25-2126
RECOMMENDATION:	Advice / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
No tree survey or measured impact assessment has been undertaken/submitted. From my on-site observations, the footprint of the proposed workshop/gym would be partially within the minimum recommended root protection area of the largest/nearest oak tree in the belt to the East. I recommend that either an informed/measured assessment of the constraint posed by their minimum recommended root protection area is requested to aid a re-design of layout or that the proposed build is moved further in to the site to a distance no closer than 10m from the stem of the tree concerned. This may potentially be achieved by re-orientating and siting closer to the Southern boundary.	
MAIN COMMENTS:	
The belt of trees to the rear of the property (Eastern boundary) in the adjacent field includes a number of mature oaks of significant visual amenity and contribution to landscape character. They form a constraint on new development that may impact upon their future unfettered health/contribution to public amenity and landscape character. Currently the footprint of the gym/workshop is at a proximity that does not comply with minimum recommendations of the relevant design standard – BS5837:2012: Trees in relation to design, demolition and construction - Recommendations	
ANY RECOMMENDED CONDITIONS:	
N/A	

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	04/03/26