



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Pound Place, Mill Lane, Partridge Green
DESCRIPTION:	Demolition of existing barn/outbuilding and lean-to. Construction of a detached dwelling and new driveway.
REFERENCE:	DC-25-1564
RECOMMENDATION:	Advice/More information
SUMMARY OF COMMENTS & RECOMMENDATION:	
The scheme has the potential for significant landscape impact. Further information is necessary at this stage of the planning process to make a fair assessment of viability of engineering proposed and what it will consist of.	
MAIN COMMENTS:	
The extent of direct tree loss associated with the application consists principally of trees of poor form/condition. A contorted chestnut of relatively good vitality will also be removed without significant landscape detriment.	
The oaks and outgrown hedging on either side of the proposed driveway route have established and grown on since the agricultural track access became disused.	
The applicant seeks to install a permeable no-dig form of driveway to engineer above the existing ground level and limit compaction beneath it. The depth and specification of the construction and edging and necessary assessment of soil characteristics/drainage have not been submitted.	
The proposed driveway engineering has the potential for significant harm to the roots and key rooting areas of the mature trees located on either side of the drive. In particular, two of the largest oaks at either end of the drive will have engineering proposed to negotiate the levels change and instal culverting in relatively close proximity to the tree stems, contrary to the relevant design standard (BS5837) recommendations.	
The requirement for new services to be installed to service the property would entail excavations within the red site line. This would be damaging to the roots of the trees and likely their future health.	

The loss of the mature trees (the larger of which are IMO, contrary to the submitted tree survey, "B" grade arboricultural features worthy of retention and consideration as constraints on new development) would have a significant urbanising impact on the current mature landscape setting. The trees are set back from public views which are only possible from Mill Lane and the PROW to the East. Nonetheless the groups and larger specimens have significance within the countryside setting.

If minded to approve in other terms, in order to assess the viability of the proposal I recommend that at this stage of the planning process you garner specific details of the load bearing ability of the soil and a bespoke engineered specification for both the driveway construction, surfacing and edging and the associated culverting of the drainage ditches. In addition details of how and where the services would be installed is fundamental to understanding how the landscape will be impacted upon by the development proposal.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	29/10/25