



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Hatch, Kent Street, Cowfold
DESCRIPTION:	Erection of an ancillary building to be used as a private garage
REFERENCE:	DC-25-2138
RECOMMENDATION:	No objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
The revised garage siting and orientation remains in a position partially within the recommended minimum root protection areas (RPA's) of adjacent mature oak trees The siting is now proposed wholly within the existing extent of hardstanding and to be constructed by use of screw piling with no additional sub base/excavation requirements. This amendment is in accordance with earlier recommendations for modification and is acceptable in principle to minimise foreseeable impacts on the rooting of the nearest oak trees at/adjacent to the site.	
MAIN COMMENTS:	
There are several mature oak trees within the visual area, some within the site and a couple seemingly on the adjacent highway verge on the ditch bank. These trees make a positive contribution to the landscape setting and are worthy of longer term retention. The rooting of the trees closest to the road will foreseeably have been influenced by the long standing engineering specification of the road and the services installations within it. Their root protection areas are therefore off-set further into the site than would be the case if no rooting constraint existed. The revised garage position and proposed form of construction within an existing area of hardstanding limits potential for impacts on roots/future health of the adjacent oak trees.	
ANY RECOMMENDED CONDITIONS:	

Yes – Standard AMS compliance condition 6.8

INSERT "ROAVR Group Arboricultural Impact Assessment and Method Statement ref: 26_5837_01_104 revision 1.1 dated 05/04/26"

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
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DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
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DATE:	24/06/26
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