HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Rookery Wood, The Coach House, Five Oaks Road, Slinfold
DESCRIPTION:	Approval of details reserved by condition 3 to approved application DC/24/1441
REFERENCE:	DISC-25-0122
RECOMMENDATION:	Advice / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Condition 3 for tree protection is specific in terms of the siting of the barrier protective fencing 1m from the proposed footprint. The submissions do not comply in that respect.

The condition is a pre-commencement requirement that does not require submissions to the LPA, it is for compliance.

Failure to comply may mean that the condition cannot latterly be discharged. It is recommended that photographs of the barrier fencing in position at start and end of development are taken and provided to confirm compliance and thus enable latter discharge on the completion of the development.

MAIN COMMENTS:

The barrier fencing proposed should extend to within 1m of the edge of the proposed foundation line for the building. The area between the fence line and the garage should be protected from compaction and other associated potential development harm by implementation of ground protection measures consisting of boarding over the top of a compressible material such as bark mulch to enable pedestrian movements only if fencing has to be set back at any time prior to completion of the development.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS

DATE:	07/05/25