



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 520564 133496 Brook Lane Faygate
DESCRIPTION:	Erection of 2no. 4 bed dwellings with associated parking and landscaping
REFERENCE:	DC/26/0079
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The principal trees within the vicinity of the site comprise two mature oaks (T5 and T4), both located outside the site boundary on the adjacent public right of way. These trees are high-value landscape features and make a positive contribution to the character and amenity of the surrounding area. Provided that the existing ground surface to the east of the these trees is retained as is, no foreseeable adverse impacts on trees T5 or T4 are anticipated as a result of the construction process of the scheme or from post-development pressures associated with future occupants. Tree T8, identified for removal within the submitted documentation, had already been felled prior to my site visit. Its removal had been proposed due to concerns regarding its declining condition. While the premature removal of the tree ahead of the application's determination is regrettable, inspection of the remaining stump and surrounding ground conditions indicated that a major structural root on the eastern side had sustained substantial historic damage, likely during the installation of the boundary fencing. The age and condition of the fencing suggest it has been in place for over a decade, which aligns with the Arboricultural Impact Assessment's conclusion that the tree exhibited symptoms of advanced decline. It is not possible, however, to fully ascertain the extent of deterioration prior to removal. The proposed built form of the two dwellings does not appear to give rise to any unacceptable arboricultural impacts when viewed from the public domain, nor does it encroach upon trees of notable merit or landscape value. Accordingly, no significant arboricultural concerns are raised to the scheme, subject to the tree protection measures set out within the submitted Tree Protection Plan being secured by condition and implemented in full throughout the construction phase of the development.	

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS: 3.8 Tree protection

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number [insert number], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.
- Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing number Tree Protection Plan, Drawings numbered: [insert number]

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	27/03/26