



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Brookside Cottage, Church Lane, Plummers Plain
DESCRIPTION:	Erection of detached double garage with new highway access
REFERENCE:	DC-26-0657
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No significant arboricultural concerns. Foreseeable impact on roots/key rooting area of immediately adjacent roadside oak in neighbouring property. The oak is not of a form/condition that warrants consideration as a constraint on adjacent property development. No foreseeable indirect impacts on adjacent Ancient Woodland (AW) abutting property to the West.	
MAIN COMMENTS:	
The proposal for a garage to be constructed close to the Southern boundary of the property will impact upon part of the key rooting area of the nearest neighbouring oak tree. Due to its close proximity to the OHP line and the former removal of a secondary stem at the base circa 15 years ago, the oak tree has a somewhat slender stem with unusually high, biased crown form. Although visible in the streetscene and positively contributing to landscape character, within the well wooded context it is not of high individual value. The section of hedgerow proposed for removal is a typical clipped domestic boundary feature. Re-planting/filling of the existing access way would see no significant longer term loss. The expanded hardstanding for the turning area in the N section of the site is closest to an early mature birch and associated holly stems that are not of significant landscape value within the garden context to be a constraint on development. The holly will likely require pruning back to enable revised sight line requirements.	

The alder stems within the streamside carr are a sufficient distance from hard landscape detail not to be foreseeably impacted upon.

The AW is remote from the areas of foreseeable development operations associated with the proposal.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	13/05/26