



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Nut Knowle Cottages Brighton Road Woodmancote
DESCRIPTION:	Installation of acoustic fencing with pedestrian and access gates to replace the existing picket fence
REFERENCE:	DC/26/0918
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: Then main consideration as to the suitability of this proposal in regard to trees is the position of the proposed new fence on the boundary of the property, and what effect this may the mature trees that straddle the property, in particular the mature oak at the property, adjacent to the junction of Blackstone Lane and the A281. Although the new fence would pass through the Root Protection Area (RPA) of the tree, I do not find the principle of placing it within the RPA of the tree altogether unacceptable. If installed with care and in line with the current guidance as advised in BS 5837 'Trees in relation to design, demolition and construction - Recommendations' [2012]. This proposal should not have a detrimental impact on the tree, however, to ensure best practice is followed; I would recommend that the way the works are undertaken near the Oak tree is secured by condition. Although this is primarily a landscape impact consideration, due to its scale and massing, the proposed 2-metre-high acoustic fence it has the potential to result in an urbanising impact within what is otherwise a predominantly rural location. Whilst it is acknowledged that the A281 is a busy and well-used route, and that the acoustic fencing is likely proposed to reduce noise impacts and improve the amenity of the residential property, it is considered that a more sympathetic approach could be achieved, which limits the impact on the character and amenities of the area. As such, would be preferable for the fence to be repositioned approximately 1 metre further into the site, allowing sufficient space for a vegetated boundary treatment to be established between the fence and the highway. The introduction of a mixed native species hedgerow of something similar, apart from Laural or Photinia or evergreen conifer species of trees, would help soften the visual impact of the fencing, provide a more attractive and natural frontage, which would help to better integrate the new fencing into its surroundings. Please consult the Landscape Team to assess the landscape impacts of the development proposals at the site	

MAIN COMMENTS: N/A	
ANY RECOMMENDED CONDITIONS: Yes Bespoke Regulatory Condition: No part of the fence or the fence posts should touch or be attached to the tree, nor should they be located within the root plate area. No above or below ground roots should be severed to allow for the fence to be built; where above-ground roots are found, the fence should go over or around the roots, and any post holes within the RPA should be dug in a manner that ensures any disruption to the roots of the tree is kept to a minimum. - Any excavations within the RPA should be undertaken carefully, using hand-held tools. - If any roots are exposed during the work these, should immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should take place as soon as possible. - Prior to backfilling, and retained roots should be surrounded with topsoil or uncompacted sharp sand (builders' sand should not be used because of its high salt content, which is toxic to tree roots), or other loose inert granular fill, before the soil or another suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots. - The post holes should be lined with a non-permeable material or sheath i.e. a plastic membrane, to protect the soil and any adjacent roots from the potentially toxic effects of uncured concrete. Reason: To ensure the protection and retention of important trees and hedgerows in the interests of amenity, biodiversity, and environmental sustainability, in accordance with Policy 33 of the Horsham District Planning Framework (2015).	
NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	10/07/26