



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Campsfield, Linfield Close, Southwater
DESCRIPTION:	Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated infrastructure
REFERENCE:	DC-25-0102
RECOMMENDATION:	Advice / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>The development of the field could be achieved for residential purpose without significant harm to mature arboricultural features including Ancient woodland, subject to good design of the layout to respect both individual trees and landscape connectivity. If minded to approve, some modification of internal road layout is required.</p>	
MAIN COMMENTS:	
<p>The Land parcel consists of two fields forming a lateral landscape buffer feature, immediately to the South of the current extent of residential development in the parish of Southwater.</p>	
<p>The fields are bounded by the tail of the Hogs Wood Ancient Woodland (AW) to the West and by the A24 dual carriageway to the East. A PROW runs E-W alongside the Parish boundary to the South of the fields.</p>	
<p>The fields are currently utilised as a poplar plantation. A relatively fast growing wood fuel crop. Mature boundaries include the AW and hedgerows predominantly populated by oak trees, typical of the Low Weald landscape character in this respect. A central belt of trees includes a specimen oak and other long standing trees around a small pond. This feature is currently of significant landscape connectivity importance and would remain so within an altered land use context.</p>	
<p>The proposal involves a new residential development, accessed via a T junction spur at the end of Centenary Road, predominantly within the areas of the fields utilised for the plantation.</p>	

The access road would not foreseeably significantly impact upon the oak trees on either side, provided suitable protective measures were put in place prior to development commencing.

The principal arboricultural concerns with the quantum of development proposed would be ensuring that the AW has a realistic naturalised buffer, the root protection areas of boundary oaks and other mature trees worthy of retention are fully respected and that the central belt of trees is retained as a key landscape feature, external to residential gardens/individual plot ownership.

The indicative layout does not currently respect the root protection area of the central oak of significance (Ref: T44) and has housing to the East of the tree at too close proximity.

For greenfield development of this nature, it is not acceptable to have a design/layout that fails to comply with even the minimum recommendations of the relevant design standard (BS5837:2012 Trees in relation to design, demolition and construction – Recommendations). The trees of merit and their key soil rooting environment should take precedence in the design.

The internal road needs to be moved further away to the North of the oak tree. If this road layout forms part of the access application and you are minded to recommend for approval, I recommend modification to prevent an obvious design conflict at this stage of the planning process.

If the outline decision for access does not include internal road layout, I recommend a condition to control any development operations on site to afford protection to the key arboricultural landscape elements.

ANY RECOMMENDED CONDITIONS:

Yes – Pre-emptive Tree Protection

No development shall commence within any Reserved Matters Area or on works to construct the access hereby approved, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the relevant part of the site, until the following preliminaries have been completed in the sequence set out below:

- a) A plan shall be submitted to show all trees on the relevant part of the site to be retained as well as those off-site whose root protection areas ingress into the relevant part of the site, such trees shall be fully protected 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).
- b) Once installed, the fencing shall be maintained during the course of the development works for that phase or sub-phase and until all machinery and surplus materials have been removed from the site.

c) 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.

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

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	12/03/25