



## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Land North of Guildford Road, Bucks Green, Rudgwick
<b>DESCRIPTION:</b>	Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access
<b>REFERENCE:</b>	DC-25-1269
<b>RECOMMENDATION:</b>	Advice / No Objection
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
No significant arboricultural concerns	
<b>MAIN COMMENTS:</b>	
<p>The submitted arboricultural report identifies that the desired new vehicle and pedestrian access points onto the main road minimally respect the off-set root protection areas of the nearest mature trees of landscape merit situated within the existing roadside hedgerow (London plane T49 and oak T20 respectively).</p> <p>The tree report also broaches the issues of tree/vegetation removal for other footway access points and proposed highways improvements. From on-site observations, the extent of tree/vegetation removal and cutting back required would have relatively limited landscape impact and could be reasonably mitigated within a scheme of landscape enhancement for a development of the scale proposed, if acceptable in other planning terms.</p> <p>The schematic layout provided has limited foreseeable points of tree impact. The proposed footways within root protection areas of retained trees could be undertaken using above ground specialist engineering as alluded to within the submissions.</p>	
<b>ANY RECOMMENDED CONDITIONS:</b>	
Yes – If minded to approve –	
Outline Approval Tree Protection condition	

No development shall commence within any Reserved Matters Area or on works to construct the accesses 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 and robust ground protection measures as necessary, in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- b) Once installed and inspected and approved by the Local Planning Authority Tree Officer, the barrier fencing and any other ground protection measures 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).

<b>NAME:</b>	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
<b>DEPARTMENT:</b>	STRATEGIC PLANNING - SPECIALISTS
<b>DATE:</b>	17/09/25