

Technical Note 001 Rev B

DC/25/1658 - Response to tree team comments of 20/11/2025

Background

The above reserved matters application is before Horsham District Council for determination.

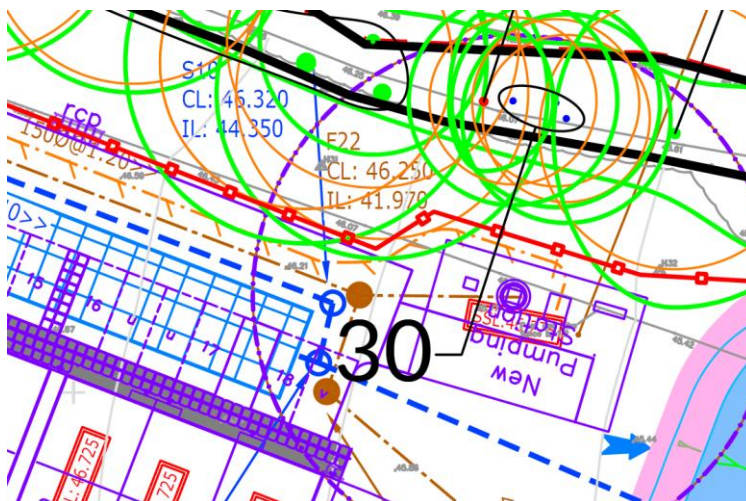
The tree team have issued comments in respect of the relationship between the proposals and trees.

This note has been prepared to respond to the comments and provide additional information to aid determination of the application.

This note should be read in conjunction with the updated Tree Protection Plan (Revision D) that now shows additional notes setting out protection measures.

Response to tree team comments

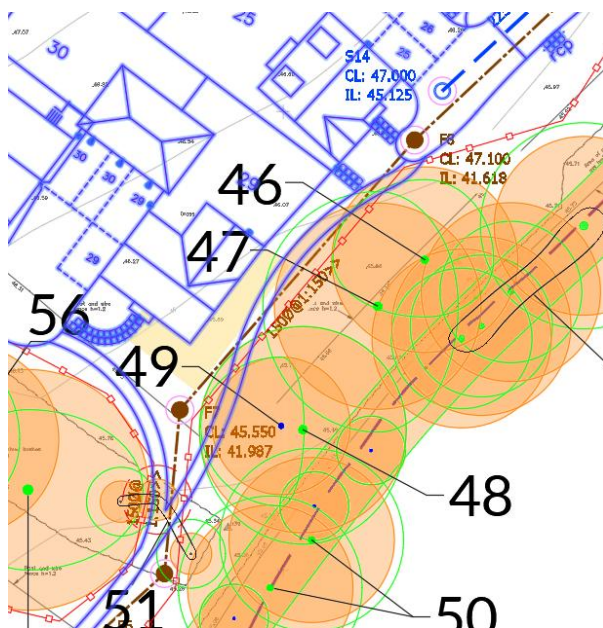
1. The pumping station in the north east corner of the site has been located outside the root protection area of the retained trees (see extract below). Its outer enclosure stands against the edge of the root protection area but this structure is not likely to give rise to material harm to the tree.



Drainage routes to the pumping station are outside the root protection area and can be implemented conventionally and not result in harm to the trees.

The rising main has been moved so it is now located outside the root protection area of the retained trees.

2. Tree 47 has a foul drainage route passing within its root protection area (see extract below). To avoid harm to the trees specialist installation, as set out above, will be deployed. Again, the protection plan has been annotated to show the requirement.



3. Tree 53 has an existing concrete base located to its north west. It will need to be removed to permit the soft landscape in that area. The protection plan has been annotated with guidance on its removal.
4. Pathways proximate to trees 72 to 76 are remote from the root protection areas and can be constructed conventionally.

5. Removal of the existing driveway from within the root protection area of tree 5 can be undertaken sympathetically. Notes have been added to the protection plan to guide the demolition/construction team.
6. Localised works are required for installation of drainage swales proximate to hedgerow number 22. These works can be undertaken with care to avoid material impact to the retained tree features.

Summary

The helpful observations from the tree team are noted and the protection plan has been amended to incorporate specialist approach to demolition/construction to avoid material harm to the retained trees.

Jago Keen

13 January 2026