



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land to the West of Shoreham Road, Small Dole
DESCRIPTION:	Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access
REFERENCE:	DC-25-1019
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No significant arboricultural concerns	
MAIN COMMENTS:	
<p>The site consists of a single field bounded by hedgerows and tree belts.</p> <p>The access requirement from the Shoreham Road would involve some widening of an existing agricultural access, involving the removal of some indigenous semi-mature trees/vegetation that currently provide a buffer to the road.</p> <p>The extent of vegetation removal required for the access could be appropriately mitigated by replacement planting/landscape enhancement as part of a development scheme without significant landscape impact, if the development is acceptable in other planning terms.</p> <p>The submitted schematic plans indicate foreseeable tree removals for a scheme of the quantum proposed could be restricted to removal of invasive field margin species (principally willow).</p> <p>Schematic plans indicate the housing element is proposed to be confined to the Southern portion of the site with an associated SUDS pond in the SW corner.</p> <p>The design includes dwellings with internal facing rear amenity areas and a perimeter access road serving the properties. This layout feature for new greenfield housing is considered to be arboriculturally preferable in terms of maintaining a buffer of land between bounding tree features and new private house boundaries. It reduces potential future pressures from the change of use of the land on the existing landscape features</p>	

that could denude them and lead to significant detriment to the landscape setting and wider public amenity.

ANY RECOMMENDED CONDITIONS:

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).

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	20/08/25