



TO:	Horsham District Council – Planning Dept
LOCATION:	Abbots Leigh Washington Road Storrington
DESCRIPTION:	Outline Planning Application with all matters reserved apart from access for 1no. 4-bedroom dwelling with associated private garden space, car parking and landscaping.
REFERENCE:	DC/25/1831
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: <p>The submitted Arboricultural Impact Assessment (AIA), Preliminarily Arboricultural Methods Statement (PAMS) and Tree Protection Plan (TPP) are a fair assessment of the tree stock at the site, in terms of form and condition, and of the potential impacts of the development proposals on trees. (Please see former Arb respond for DC/24/1965)</p>	
MAIN COMMENTS: <p>The veteran Cedar, in the rear garden of the proposed dwelling is the most significant arboricultural feature on the site, it has been afforded an appropriate and generous buffer zone. The proposed development does not encroach upon its RPA or VTBZ, and no direct or indirect impacts are anticipated as a result of the scheme. Given the Arboreal importance of this tree, its full protection and the absence of any identified harm are notable positives. With the principal tree safeguarded to a satisfactory standard, the remaining arboricultural elements of the proposal appear proportionate and broadly acceptable, subject to the application of standard protection measures and adherence to the proposed methodology.</p> <p>The submitted Arboricultural Appeal Statement responds to the refusal of planning application DC/24/1965, focusing on the proposed access through a well-established mixed-species tree belt. The applicant now proposes a revised <i>no-dig</i> driveway constructed using multiple layers of Cellweb TRP to avoid excavation within the RPAs of trees T28, T31, T32 and T37. Level discrepancies of up to 580 mm are addressed through build-up rather than ground reduction, with edging options such as gabion baskets to prevent encroachment.</p> <p>The revised design also avoids lowering levels at the existing driveway by raising its surface to meet the new access. Mitigation includes potential targeted fertiliser to improve rooting conditions, though no decompaction is required.</p> <p>The scheme meets BS5837:2012 requirements, maintains tree viability, stays within the 20% RPA encroachment threshold and provides justification for the access route, addressing concerns raised in the original holding objection to DC/24/1965.</p>	

ANY RECOMMENDED CONDITIONS: Yes, bespoke for driveway construction, and standard AMA and Tree Protection measures 6.8.

6.8 Arboricultural Method Statement - Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [INSERT - Title, Reference, Date].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

Regulatory Condition: Compliance with Arboricultural Method Statement (Driveway Construction)

The construction of the new access and driveway shall be carried out strictly in accordance with the Arboricultural Method Statement (AMS) and technical details set out within the Arboricultural Appeal Statement (PJC Consultancy, Ref: PJC/6801/25-01 Rev –, dated 21 March 2025) unless otherwise agreed in writing by the Local Planning Authority.

The approved AMS shall be adhered to in full and shall include, but not be limited to:

- (a) the no-dig, multi-layer Cellweb TRP construction;
- (b) the specified build-up above existing ground levels and prohibition of excavation within RPAs;
- (c) the method of raising the existing driveway to tie into the no-dig surface;
- (d) the agreed edging solutions; and
- (e) all tree protection measures and any soil improvement works.

No variation, excavation, or ground alteration within the RPAs of retained trees shall take place other than as expressly set out in the AMS.

Reason: To ensure the protection and long-term health of retained trees, in accordance with Policy 33 of the Horsham District Planning Framework (2015) and BS 5837:2012.

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	11/12/25