



## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Land to the South of Furners Lane, Henfield
<b>DESCRIPTION:</b>	Erection of 29 dwellings with associated landscaping, open space, parking and creation of new vehicular access
<b>REFERENCE:</b>	DC-24--1538
<b>RECOMMENDATION:</b>	Advice
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
<p>The design and layout does not strictly comply with the minimum buffer zone recommendations for veteran trees present on the site. Some amendments to access location and landscape design are recommended.</p>	
<b>MAIN COMMENTS:</b>	
<p>The two large mature oaks situated adjacent to the existing access drive that spurs off of Furners Lane are the principal arboricultural features of the site. They were made subject of Tree Preservation Order (TPO) no. 1491 in 2016, to ensure that they remained a key consideration of potential greenfield expansion of the settlement.</p>	
<p>Their age/size/condition warrant their consideration within design of new development as “veteran trees”. They form a recognised irreplaceable habitat/landscape asset as referred to within the NPPF.</p>	
<p>The proposed new vehicle access point is partially within the theoretical minimum recommended buffer for the tree nearest to Furners Lane if measurement of the buffer is based on radial distance from the tree stem.</p>	
<p>If viable, all new development should be located outside of the minimum recommended buffer or root protection area (RPA) in this respect. I recommend that the new vehicle access point be revised to respect this constraint.</p>	
<p>The majority of the minimum buffer for these trees should consist of “semi-natural habitat” and not be designed to consist of significant areas maintained as clipped amenity grass. I recommend that the landscape design of the buffer zone is amended accordingly.</p>	

The removal of the existing driveway access that runs through their RPA and replacement with a pedestrian access can be engineered as intimated (utilising the principle of "no dig" engineering) without foreseeable direct impacts on the trees key rooting area.

Two further oak trees in the southern portion of the site are also subject of a TPO (Ref: TPO/1339). The layout of proposed development has no significant foreseeable direct or indirect impacts on these trees, subject to appropriate control of future activities and or infrastructure installation on the areas of proposed open space that form their key rooting areas.

The direct loss of trees and established hedgerow associated with the proposed layout will not have a significant detrimental impact on landscape setting and can in my view be mitigated within an acceptable scheme of landscape/tree planting befitting of a new development of the scale proposed.

**ANY RECOMMENDED CONDITIONS:**

If minded to recommend approval of either the current or a similar revised layout, I recommend conditions for control of services installation, implementation of tree protection measures and for an AMS to deal with the heads of terms highlighted in the submitted AIA.

Standard conditions 3.7, 3.8 and 3.9

<b>NAME:</b>	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
<b>DEPARTMENT:</b>	STRATEGIC PLANNING - SPECIALISTS
<b>DATE:</b>	06/11/24