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Sent: 02 July 2025 09:37:25 UTC+00:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Cc: "Trees" <trees@horsham.gov.uk>
Subject: FW: Construction access options to Campsfield, Southwater - DC/25/0102
Attachments: 091.0018FCEMP3 Campsfield, Southwater- Framework Construction Environmental Management Plan (BOUND).pdf

Hi Nicola,

The line of trees along the 'retained farm access' are hybrid poplars planted as a shelterbelt along the former field edge around the turn of the century, as you mooted. Prior to the adjacent development there were two rows approx. 3m apart. One of the rows appears to have been removed as part of the residential development/to allow the 'retained farm access' to come into existence. A couple of retained cypress at the Northern end of this row of trees provide limited screening/landscape diversity.

The poplar trees have the potential to grow very large and would require thinning out if some are to be grown on as individual trees of longer term landscape merit. As a commercial crop shelterbelt the intention would likely have been to remove the tops of the trees in due course and retain them as a high hedge.

I would suggest that it may be considered appropriate to retain some of these trees, as viable, and on completion of the adjacent development undertake a suitable scheme of longer term mitigation planting that would provide a pleasant verdant buffer. Ines/Elly would I am sure have a view in this respect.

The gated access point into the proposed current development at Campsfield has a mix of indigenous tree/scrub groups that would require removal. The nearest individual tree of merit being an early mature A grade oak to the right of the access point which looks like it could be reasonably protected from installation of a construction roadway.

Impacts of the revised access route would be dependant on exactly what engineering works are required/desired however, in tree impact terms the longer term replacement of the poplars could IMO be a viable option to enable the route to be utilised.

Regards

Andy

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From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>

Sent: 26 June 2025 14:28

To: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Subject: Construction access options to Campsfield, Southwater - DC/25/0102

Hi Andy

I'm just working my way through this case, and the applicant has provided a couple of options for the construction access, avoiding the route along the estate roads of Mulberry Fields / Centenary Road, which would involve using the tree-lined grass strip which was originally intended as a 'retained farm access' for the land parcel at Campsfield, when Mulberry Fields was built. I've had to rely on Google street-view, as I didn't look at this part when I went out a few weeks ago. The trees look like they pre-date the development though – so are possibly around 25 years old, as you can see them on the 2009 street-view image.

I've attached the draft construction plan, which describes the proposed construction access routes involving this strip. I would welcome your thoughts on the use of this access strip, which is around 3.75m wide according to the attached drawings, and which would require a decent, albeit temporary road surface in the event of HGV use, possibly the loss of trees or at least the pruning of lower branches. I'll try to head our there on my way to the office next Tuesday, see if I can get some current shots of the trees in leaf.

The final construction access route would be secured by way of a CEMP condition, but it would be helpful to have some thoughts on this at this stage, as it's been raised by neighbours and the parish as an objection (using Centenary Road for access). I've currently waiting on highways comments on the same.

Thanks
nic





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