



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sandgate Nursery, West End Lane, Henfield
DESCRIPTION:	Outline application for access only – for erection of a retirement community of upto 72 units of accommodation and upto 10 starter homes with associated, access, landscaping and infrastructure
REFERENCE:	DC/23/0189
RECOMMENDATION:	Advice/More information
SUMMARY OF COMMENTS & RECOMMENDATION: Implications for access involve loss of contiguous hedgerow line of mixed woody species including coppiced hazel ash and field maple atop a roadside ditch bank. If minded to approve - condition recommended to control impacts on trees to be retained from access construction and latter reserved matters submissions.	

MAIN COMMENTS:

The direct tree loss/hedgerow removal shown for access to the site remains as previously considered in respect of plot development. Sight line requirements may require additional tree loss on the bank which could be mitigated by new tree planting as part of a robust landscape scheme.

Further to the most recent previous application for development of the land (DC/21/0908), the indicative plans and drainage strategy show the requirement for engineering operations within the minimum recommended root protection areas (RPA's) of the few mature trees worthy of retention which are situated around the site boundaries to the south and west.

This aspect of the development has not been assessed in the AIA. From my own observations it would appear such excavations would be contrary to the relevant design standard (BS5837: Trees in relation to design, demolition and construction - Recommendations) and foreseeably harmful to the trees longer term health.

If the number of units proposed is reliant on this indicative form of drainage/water attenuation within these areas of design constraint, it may not be feasible to design a layout that will work without impacting on these key boundary features.

If you are otherwise minded to approve the application, I recommend that this key assessment of landscape impact is requested at this stage of the planning process.

If latterly minded to approve, I recommend a standard condition for pre-commencement tree protection measures to be implemented prior to any potentially damaging operations related to the development take place on site.

ANY RECOMMENDED CONDITIONS:**Yes****Outline approval tree condition**

No development shall commence within any Reserved Matters Area or on works to construct the access point 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 in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

b) Once installed, the fencing 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:	17/05/23