HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mowbray Development Site Land North of Horsham Parcels 5 and 6 Rusper Road
DESCRIPTION:	Approval of details reserved by condition 3 to approved application DC/24/1927
REFERENCE:	DISC/25/0170
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: The submitted Arboricultural method statement and Tree protection plan are a fair assessment of the tree related impacts of the development proposals at the site.	

MAIN COMMENTS:

No trees at the site are protected by a TPO, nor is the site located within a conservation area.

No trees are proposed to be removed to facilitate the scheme; this is positive.

The RPA of three trees are impacted by the development; these are all Oaks T38, T41 & T42. T41 and T42 are fairly young trees, and they should be able to withstand some encroachment into their RPAs, subject to the works being undertaken as proposed in para 1.1 of the AMS –

"*All new surfacing will be of a no-dig construction on existing soil levels, and carried out following the guidance in SGN 9 Installing/upgrading surfacing in RPAs. The new surfacing will be installed before any construction access to prevent damage to the RPA from construction activities.*"

T34 is a mature specimen, exhibiting a stem diameter of 1000mm. The extent of the RPA encroachment appears to fall within tolerable limits, below 20% of the total RPA. As such, as with T41 and 42, if the works with the RPA are undertaken in accordance with the AMS, it is unlikely that they will significantly impact the overall condition of the tree, which is partly due to the previous land use of the site. Whereby, due to the tree's location within existing/historical agricultural land, that has been subject to seasonal ground preparation works (ploughing) which may have likely affected root distribution in the area where the above-ground surfacing is proposed, when compared to undisturbed ground.

The details set out within the tree protection plan document ref Tree protection - 25068-TPP-01 regarding the protection of retained trees are in accordance with **BS 5837 'Trees in relation to design, demolition, and construction - Recommendations' (2012)** and are therefore satisfactory.

ANY RECOMMENDED CONDITIONS:

Pre-commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

i. All trees on the site shown for retention on approved drawing number Tree Protection Plan - Tree protection - 25068-TPP-01, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works 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).

ii. Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing number Tree Protection Plan - Tree protection - 25068-TPP-01

iii. 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. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

iv. Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing number Tree Protection Plan - Tree protection - 25068-TPP-01. All works shall be carried out in strict accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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).

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	11/07/25