



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Ashington, Park Lane, Ashington
DESCRIPTION:	Demolition of existing buildings and erection of 180 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure.
REFERENCE:	DC/23/0406
RECOMMENDATION:	Advice / Objection / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
I cannot support the application in respect of impacts on trees. I recommend refusal on grounds of loss of and detriment to mature trees of significant visual amenity and landscape merit.	
MAIN COMMENTS:	
The revised Tree related information clarifies that the proposed layout is not landscape led and fails to conform with the ethos of ensuring greenfield development is undertaken in accordance with modern design standards for conserving trees and other natural landscape features of merit.	
The loss of mature oak trees that could reasonably be retained by design alterations does not seem an appropriate approach to reasonable greenfield development planning.	
Many of the key remaining mature trees have engineering proposed within their minimum recommended root protection areas where it is recognised within the relevant design standard (BS5837: 2012 – Trees in relation to design, demolition and construction - Recommendations) that the tree and soil structure should take priority. There is no overriding justification for this design failure.	
The design simply does not appropriately take account of the minimum rooting constraints posed by the mature trees of landscape value.	
The somewhat confusing technical note in respect of the access road engineering actually clarifies that it requires significant excavation within the minimum recommended root protection area of the dominant off-site oak tree in the churchyard.	

It does not therefore comply with the relevant design standard. It is not a permeable no-dig road, nor does it meet the recognised design specifications for above ground engineering in this respect.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	05/02/25