



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at New Place Farm, London Road, Pulborough
DESCRIPTION:	Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered
REFERENCE:	DC-24-1676
RECOMMENDATION:	Advice / More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
The layout conflicts with the minimum recommendations of the relevant design standard in respect of appropriately conserving all of the relatively few key remaining mature landscape features that bound the site. There is no overriding justification for this failure of the design. Please request a revised layout that conforms with the minimum recommendations of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. Whereby, the retained trees and soil structure take priority in the design process and there is sufficient working space between minimum plotted root protection areas of trees and desired excavations or changes in levels. Following re-design, a revised Arboricultural Impact Assessment (AIA) and associated Arboricultural Method Statement (AMS) need to take full account of the proposed earthworks, levels changes, services including drainage and connections, and highways alterations/improvements. Any overriding justification for excavations or levels alterations within the minimum recommended root protection areas of retained trees and groups of trees needs to be fully justified and accompanied by detail of exactly what methodology is intended to be used to minimise potential impact. Phased removal of additional trees post build out, as proposed, also requires further clarification and detailing of replacements.	

This information is required at this stage of the planning process to enable a fair assessment of landscape impact.

MAIN COMMENTS:

N/A

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

DEPARTMENT:

STRATEGIC PLANNING - SPECIALISTS

DATE:

05/02/25