Horsham District Council

ADDENDUM

Planning Committee North – 6th August 2024

1. AGENDA ITEM 8: DC/24/0462 Sailtops, Cox Green, Rudgwick

1.1 Paragraph's 1.4 and 6.24 (pages 59 & 71) of the committee report state that the majority of site works for the scheme would take place *within* the root protection area of the retained trees. It should be noted that the submitted Arboricultural Impact Assessment with the application states that '*the great majority of site works will take place **beyond** the root protection area (RPA) of retained trees and canopies. Retained trees will be protected throughout the course of development by fencing to the specification recommended by BS5837:2012*.'

1.2 The Council's Arboricultural Officer has commented that they have no significant arboricultural concerns with regard to the proposal subject to the implementation of the tree protection measures outlined in the Arboricultural Impact Assessment and replacement landscape enhancements. Condition 9 (landscaping details) and condition 17 (tree protection measures) cover these requirements.

1.3 Since the report was published it also be noted that recommended conditions 5 & 6 both require a drainage strategy to be submitted to the Local Planning Authority for approval. This is a duplication. Therefore, condition 6 is to be omitted.

1.4 Rudgwick Parish Council have further commented that they maintain their objection to the scheme. The Parish is concerned that condition 9 (page 89) is the standard landscaping condition and is insufficient to meet the requirements of Policy RNP17.2 of the Rudgwick Parish Neighbourhood Plan. This policy requires proposals which involve the loss of existing trees to incorporate proposals for their replacement to an identical environmental value. Officers are of the view that the condition is appropriate as it requires details of all proposed landscaping, including replacement trees, to be submitted and agreed in writing prior to occupation of the new dwelling. Under these requirements, appropriate replacement trees would be secured for this proposal in accordance with the neighbourhood plan.

End