HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Woodcutters Forest Road Colgate
DESCRIPTION:	Demolition of the existing conservatory. Erection of single storey and part two storey extensions. Erection of a detached three bay garage building with ancillary accommodation over. Remodelling and enhancement of the existing hard and soft landscaping.
REFERENCE:	DC/25/0738
RECOMMENDATION:	**Advice**

SUMMARY OF COMMENTS & RECOMMENDATION:

The application has been supported by an Arboricultural Implications Assessment (AIA) prepared by Broad Oak Tree Consultants Ltd., reference J67.25, dated 21st September 2025. The AIA is accompanied by a Tree Protection Plan (TPP) (Drawing No. J67.25/02), which sets out how the retained trees will be safeguarded throughout the development, should it be approved.

MAIN COMMENTS:

The site benefits from a high density of tree coverage; it is noted that some trees are proposed to be removed to facilitate the scheme, 9 individual trees, 1 group and part of a hedge listed as G4; the key losses are T43, T44, T50 and T54, all semi-mature Oaks. However, given the tree coverage at the site, coupled with the location of the trees indicated for removal, it is considered that there will be no wider landscape harm or loss of visual amenity value to the High Weald AONB.

Additionally, the proposed alterations to the main dwelling house do not appear to adversely impact any trees of high landscape value or merit and are satisfactory.

The way in which the new hard surfaces are proposed to be constructed i.e. using the no-dig, porous, cellular confinement system construction method as detailed in the accompanying *Tree Protection Plan (Drawing No. J67.25/02)*, and described in Section 10.3–10.4 of the AIA report are in this instance satisfactory, and should ensure the trees to be retained are appropriately protected throughout the cores of the development.

The tree protection measures, as shown in *Tree Protection Plan (Drawing No. J67.25/02)*, are in accordance with BS5837 and are satisfactory.

The AIA refers in para 15.1 to how it is considered that a separate AMS is not considered necessary for this site, due to the details contained within the AIA and set out in the TPP I am in agreement, please see the recommended condition below.

ANY RECOMMENDED CONDITIONS: Yes –

Regulatory Condition – Tree Protection, No-Dig Construction- The development hereby approved shall be carried out in full accordance with the recommendations, tree protection measures, and no-dig construction principles set out within the *Arboricultural Implications Assessment (AIA) prepared by Broad Oak Tree Consultants Ltd., reference J67.25, dated 21st September 2025*, including the accompanying *Tree Protection Plan (Drawing No. J67.25/02)*.

In particular:

- All protective fencing and ground protection shall be installed prior to commencement of works and before any equipment, materials or machinery are brought onto the site for the purposes of development and then retained as shown on the approved *Tree Protection Plan (Drawing No. J67.25/02)* prior to commencement of works and maintained in place until all construction activities are complete.
- No development works shall commence, until the person(s) responsible for supervising the works has meet with the Arboricultural Officer of the Local Planning Authority, on site, so the Arboricultural Officer can supervise that the tree protection measures have been installed in accordance with the approved Tree Protection Plan (Drawing No. J67.25/02).
- No storage of materials, machinery movement, or changes in ground levels shall take place within the fenced protection areas.
- All works within or adjacent to the Root Protection Areas (RPAs) of retained trees, including the formation of the new driveway and associated access, shall be carried out using the no-dig, porous, cellular confinement system construction method detailed in the accompanying *Tree Protection Plan (Drawing No. J67.25/02)*, and described in Section 10.3–10.4 of the approved AIA report and in accordance with *BS5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations)*.
- No excavation or ground level reduction shall occur within any RPA, other than the hand removal of turf or loose soil as described in the report.

The approved tree protection measures and no-dig construction methodology shall be retained and adhered to throughout the construction period, and no variation or deviation shall take place without the prior written agreement of the Local Planning Authority, following consultation with a qualified arboricultural consultant.

Reason: - To ensure that all construction activities and hard surfacing works are undertaken in accordance with the *no-dig principles* and *tree protection measures* set out in the approved Arboricultural Implications Assessment and Tree Protection Plan thereby safeguarding the long-term health and stability of retained trees, in accordance with *Policy 33 of the Horsham District Planning Framework (2015)*

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	24/10/25