



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Steyning Grammar Upper School, Shooting Field, Steyning
DESCRIPTION:	Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure
REFERENCE:	DC-26-0322
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The arboricultural impacts of the proposed development are clearly portrayed within the submissions. The impacts can be mitigated and reduced by appropriate arboricultural techniques for engineering works in areas of tree rooting constraint and by mitigation tree planting in recognition of the extent of tree loss associated with the proposal.	
MAIN COMMENTS:	
As per the preliminary design commented upon two years ago, the principal arboricultural impact of the proposed development is the removal of most of the mature tree belt (G6 and G7) within the central southern portion of the site, to enable siting of the all weather facility. From within the site, in addition to the biodiversity implications, this tree loss has a significant negative visual landscape impact.	
The submitted Arboricultural Impact Assessment by Arbtech also highlights all the other areas of tree loss and engineering requirements within minimum recommended root protection areas of retained trees. The submitted Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are reasonable measures in principle for the protection of retained trees. However, specific details of engineering have not been made at this stage of the planning process.	
If minded to approve this layout, I recommend that in addition to standard compliance conditions for tree protection measures and adherence to the AMS, a condition is used that requires submission and agreement of hard landscape engineering details for areas of proposed no-dig engineering within areas of key rooting constraint that comply with	

the recommendations of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

In addition, an appropriate, robust scheme of landscape mitigation should be garnered that includes an appropriate level of tree planting in mitigation of tree loss associated with the development.

ANY RECOMMENDED CONDITIONS:

Yes –

Standard conditions –

3.8 Tree Protection – INSERT 'Arbtech Tree Protection Plan no's SRP1121-ACL-XX-XX-D-O-0010 sheets 1 and 2 dated February 2026'

6.8 Arboricultural Method Statement compliance – INSERT 'Arbtech Arboricultural Method Statement ref: SRP1121-ACL-XX-XX-T-O-0002 dated 03 February 2026'

Bespoke condition in addition to landscape team requirements for holistic measures -

Levels and Construction details near Trees

Before work begins, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within root protection areas around retained trees shall be submitted and approved in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

And bespoke Informative

The development requires arboricultural protection measures and arboricultural supervision of engineering works in and adjacent to potentially sensitive tree rooting areas. In order to satisfactorily comply with the recognised requirements to protect retained trees in the interests of public amenity and conservation of the environment, the submitted scheme of arboricultural supervision and reporting to the Local Planning Authority will require satisfactory auditing and completion.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	22/04/26