HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Hyde Rusper Road Ifield West Sussex
DESCRIPTION:	Outline Application for the erection of up to 4 dwellings with all matters reserved except access.
REFERENCE:	DC/26/1159
RECOMMENDATION:	Advice / more info

SUMMARY OF COMMENTS & RECOMMENDATION:

Please note that these comments are based on a desk-based assessment only. No recent site inspection has been undertaken, although I am familiar with the site from previous visits associated with earlier development proposals. The observations and conclusions set out below are therefore based on the submitted plans, supporting information and historical knowledge of the site. it is noted that the scheme does differ form that proposed under DC/26/0207, with a reduction in the number of units, and some additional tree removals are now proposed.

The application is supported by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan, prepared by PJC Consultancy Ltd on behalf of JJJV Limited, which is a fair assessment of the tree stock at the site and the potential development impacts of the scheme.

The southeast section of the site, falls with the area covered by G1 of TPO/0046 served on 09-11-1973 the TPO relates to 9 Oaks, 2 chestnuts, 1 yew, 10 firs

MAIN COMMENTS:

Trees to be Removed

The proposed development would necessitate the removal of several trees and groups, including T5, T11, T29, T30, T37, G4 and G9. Whilst it is acknowledged that several of these trees have been categorised as lower quality specimens, the removal of G9 would result in the loss of an established landscape feature which currently contributes to the character, visual amenity and screening of the site.

Although the individual trees within G9 are of relatively modest arboricultural quality, the group collectively forms a prominent landscape feature due to its scale, location and visibility from the public domain. As such, its removal would have a noticeable effect on the character and appearance of the area.

The retention of T10, T13, T14 and T15 is considered desirable and would help soften the wider landscape impact of the proposals. The submitted plans indicate that these trees would remain outside the curtilage of the adjacent units, which is positive and would allow their long-term retention to be secured through an appropriate landscaping condition. Consideration should also be given to reinforcing the site boundary in the vicinity of these trees through suitable boundary planting.

Root Protection Area Incursions

The proposed widening of the access road would encroach into the Root Protection Areas (RPAs) of T10, T16, T21, T22, G23 and T39. Whilst the extent of incursion has not been quantified, it appears likely to fall below the generally accepted 20% threshold referenced within BS5837:2012.

Having regard to the quality and arboricultural merit of the affected trees, together with the proposed mitigation measures, including no-dig cellular confinement construction, the incursions are considered acceptable in principle.

However, the extent of the proposed no-dig construction is not clearly illustrated on the submitted plans and could be open to misinterpretation. It is therefore recommended that these areas are more clearly identified, for example through cross-hatching or similar annotation, to ensure their extent is clearly understood and capable of being implemented on site.

Site Layout Observations

No significant direct or indirect arboricultural impacts arising from the siting of the proposed dwellings have been identified. Any impacts relate new road and drainage infrastructure.

Drainage Observations

Paragraph 3.8.1 of the Arboricultural Method Statement advises that the routing of new services was not available at the time of assessment. However, the submitted Drainage Strategy (Drawing No. 251055-CON-XX-00-DR-C-1000) appears to indicate a proposed surface water drain a short distance north of retained tree T12.

Clarification should therefore be sought regarding the precise route of the drainage infrastructure and how the works would be undertaken to ensure that the retention, health and long-term viability of T12 are not adversely affected**.**

ANY RECOMMENDED CONDITIONS: Yes – if minded approving without the above points addressed.

6.8 Arboricultural Method Statement - Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [INSERT - Title, Reference, Date].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	05/10/26