

[REDACTED]

From: Planning
Sent: 23 July 2026 15:46
Subject: FW: DISC/26/0153 - Greenway Academy
Attachments: DISC 26 0153 - Greenway Academy.pdf; SRP1029-LLB-00-EX-D-O-2005.pdf

Telephone:
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**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Saskia Lower [REDACTED]
Sent: 14 July 2026 12:45
To: Sam.Whitehouse [REDACTED]
Cc: Sam Sykes [REDACTED]
Subject: RE: DISC/26/0153 - Greenway Academy

Hi Sam,

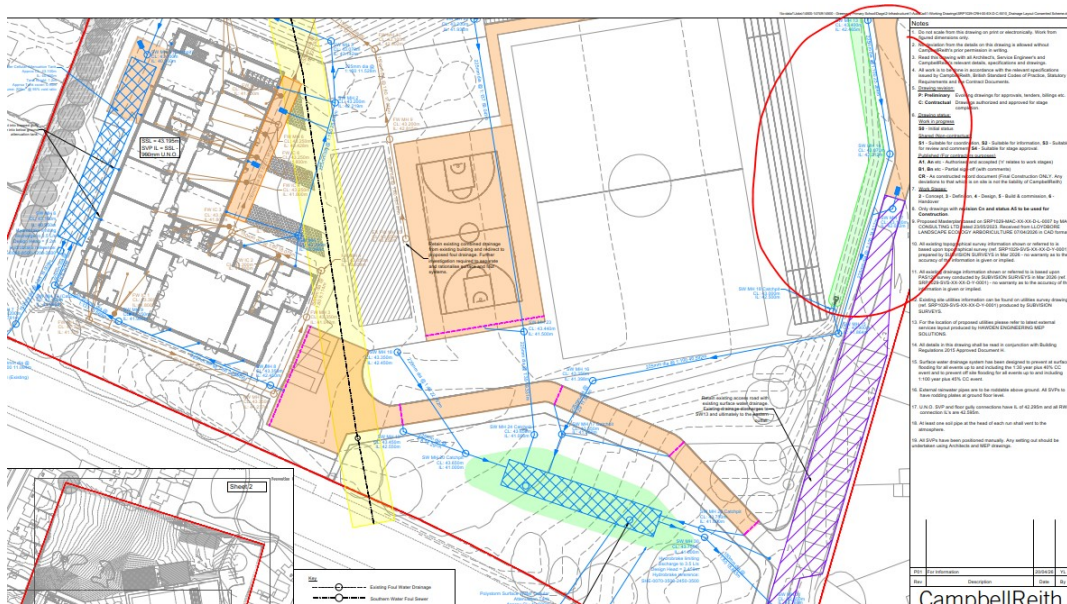
Apologies for the delay, as you can imagine we have been focusing on the submission of the s73 which we are happy you have now received.

I refer to the landscape response received which relate directly to Condition 3, 4 and 5 only. We have reviewed these in turn and have provided the appropriate responses / additional information (attached) to satisfy these minor comments.

Working through the comments in turn:

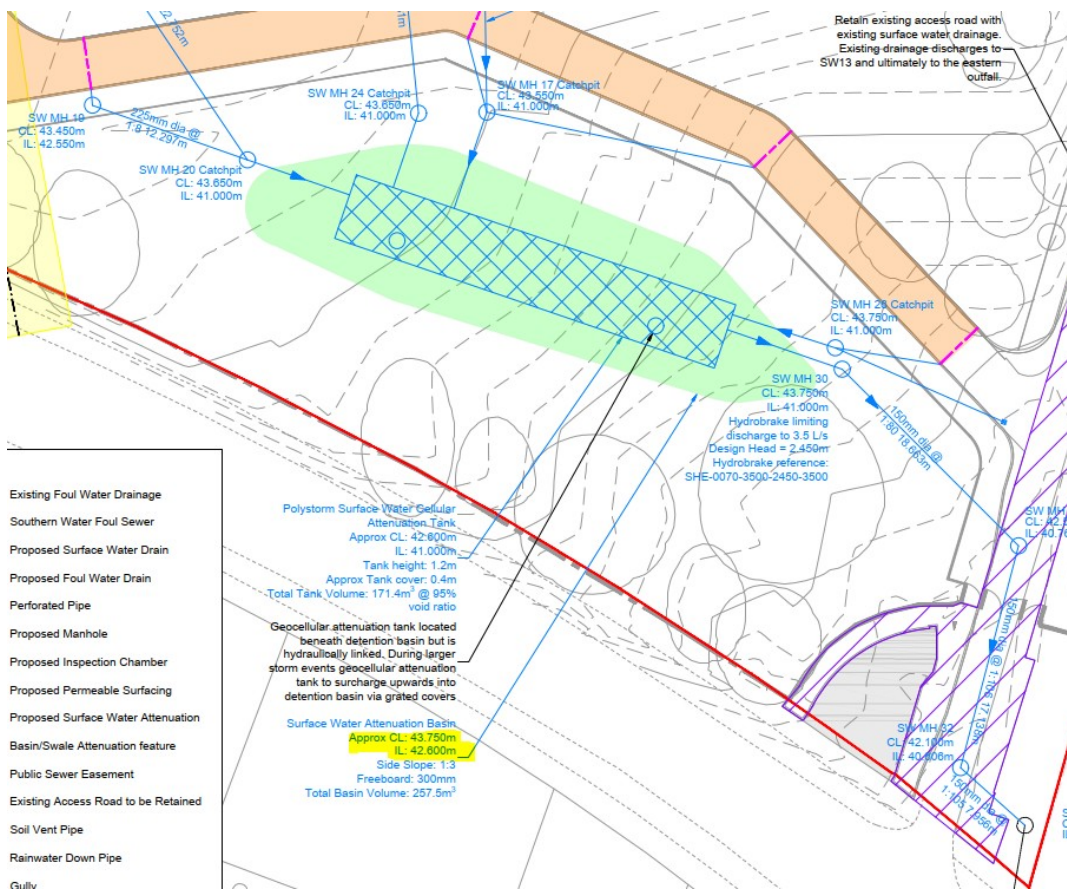
Condition 3: Reference to a swale system is noted within the technical note, however, appears absent from proposals. Clarification and location is requested; it is queried if the proposed detention basin – previously labelled as a swale – is what is meant by 'swale system'.

The swale referred to in the tech note is the swale adjacent to the access road as shown on the below screenshot. An attenuation basin is proposed further south, as shown below. Importantly, the LLFA are satisfied with the proposals as dated in their response 16 June.



Condition 4: Required ground excavations have not been provided. Given the proposed detention basin in proximity to existing trees, this is necessary to ensure that earthworks are not proposed within RPAs. Trees are highly susceptible to rapid decline due to sudden changes in their rooting medium, such as changes to hydrology, increased water levels or mounding, thus the layout should demonstrate avoidance.

The depth of the basin is shown on the drawings, as highlighted in the screenshot below. The maximum depth of the basin is 1.15m, with a side slope of 1:3. We have also overlaid the basin onto the RPA drawing, attached, for further clarity. The green area shown in the image below indicates the full construction area, including the banks and bunds. As shown on the attached drawing, the proposed falls sit outside all RPAs.



Condition 5: Some discrepancy is noted within the documentation provided. For example, the existing gas is proposed to be stripped out prior to demolition of the existing building, however this is not reflected in the tree

protection fencing (TPF) layout. The stripping of this utility run is recommended against given its placement within mature tree groups and particularly Cat A T1. Please explore if it can be decommissioned and left in situ instead. If it cannot, the description of sensitive methods to limit harm to the trees is requested, noting that TPF may need amending accordingly.

It is noted that TPF is proposed within the tree groups, below, either side of the existing drainage run. These runs are not proposed to be removed, thus the TPF should be amended accordingly.

T9 is included within the tree removal schedule but appears to be retained in plan. No development appears to be proposed within its RPA; thus, its retention is requested in order to limit erosion of the well treed townscape character and in order to provide benefits to visual amenity in screening proposed built form and massing. Please amend the schedule accordingly.

The project team has reviewed the retained services and proposed works in relation to retained trees and RPAs. The updated Tree Removal, Protection & Retention Plan, identifies the retained trees, retained RPAs, proposed tree protection fencing, arboricultural method statement areas and ground protection measures.

In response to the concern regarding the existing gas service, the contractor has confirmed that the gas pipework can be fully purged/decommissioned and left in situ. As such, no excavation or stripping out of the gas service within the RPAs is proposed, thereby avoiding potential impact to the mature tree groups and, in particular, Category A tree T1.

The existing drainage runs within/adjacent to the tree groups are also to be retained in situ and do not require excavation or removal. The tree protection fencing layout has therefore been reviewed on this basis.

In relation to the path works associated with G16 and G17, the contractor has confirmed that no excavation is required for these works. The relevant area will be protected by fencing for the majority of the construction phase, with only a short-term local adjustment to the fencing required to facilitate the path works towards the end of Phase 1. The fencing will otherwise remain as shown on the updated Tree Protection Plan, with works undertaken in accordance with the Arboricultural Method Statement.

The updated drawing also confirms that T9 is to be retained and has been removed from the Tree Removal Schedule, addressing the LPA's request for its retention.

We are now working to a very tight programme to secure the discharge of the relevant conditions and enable commencement on site.

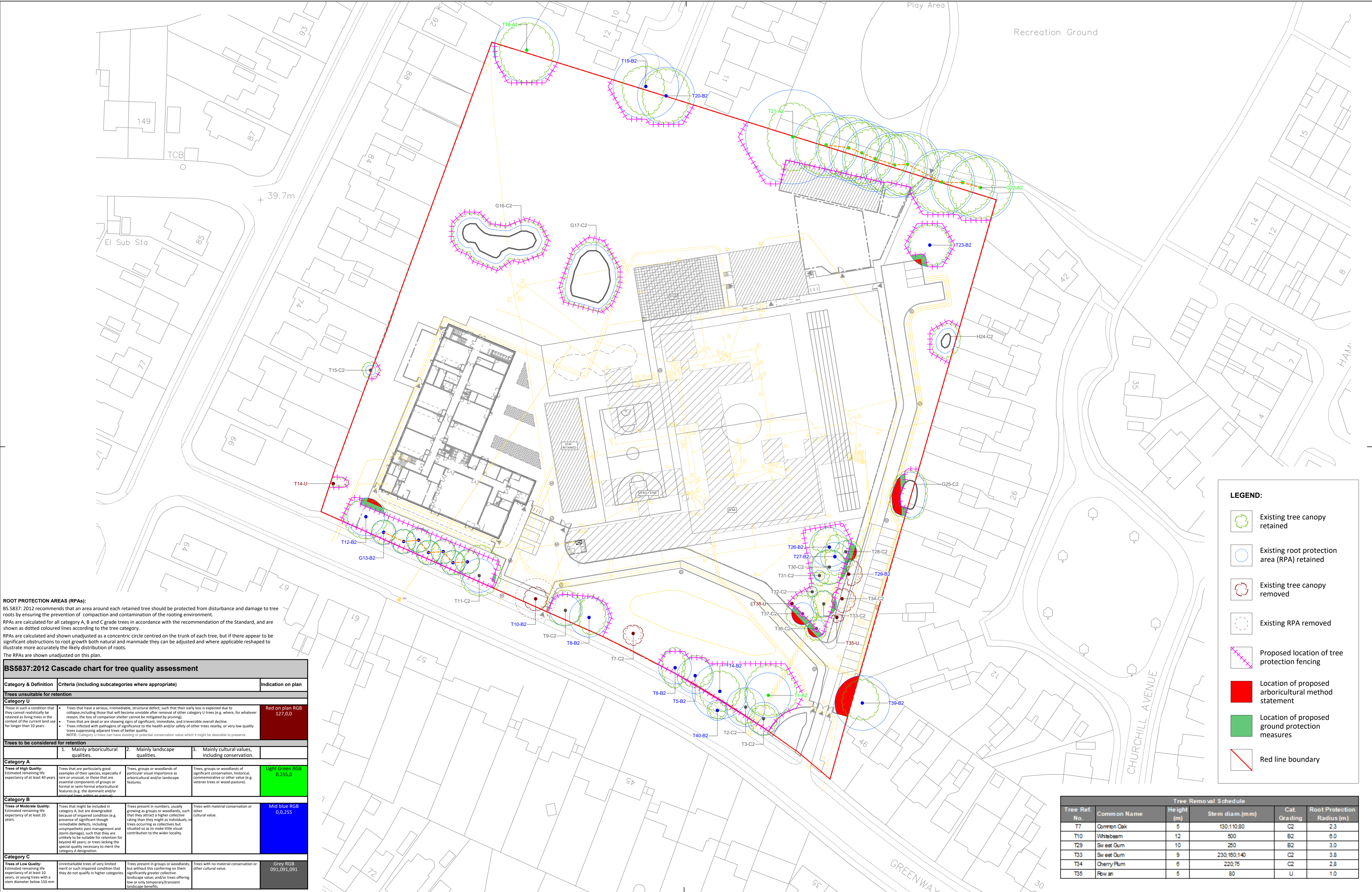
The comments raised are limited in nature and have been addressed through clarification and minor updates to the submitted information. **On that basis, please confirm that the conditions can now be discharged without further consultation.**

We would be grateful for your expedited review and confirmation at the earliest opportunity.

Kind Regards,

Saskia Lower
Senior Planner, AssocRTPI

Planning committee decision-making is about to change significantly. [Find out how the National Scheme of Delegation could affect the way planning applications are determined from October 2026.](#)



ROOT PROTECTION AREAS (RPAs):
BS5837: 2012 recommends that an area around each retained tree should be protected from disturbance and damage to tree roots by ensuring the prevention of compaction and contamination of the rooting environment.
RPAs are calculated for all category A, B and C grade trees in accordance with the recommendation of the Standard, and are shown as dotted coloured lines according to the tree category.
RPAs are calculated and shown unadjusted as a concentric circle centred on the trunk of each tree, but if there appear to be significant obstructions to root growth both natural and manmade they can be adjusted and where applicable reshaped to illustrate more accurately the likely distribution of roots.
The RPAs are shown unadjusted on this plan.

BS5837:2012 Cascade chart for tree quality assessment					
Category & Definition	Criteria (including subcategories where appropriate)			Indication on plan	
Trees unsuitable for retention					
Category U	• Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse including those that will become unstable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Trees that will be damaged by pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve.			Red on plan RGB 127,0,0	
Trees to be considered for retention					
Category A	1. Mainly arboricultural qualities.	2. Mainly landscape qualities.	3. Mainly cultural values, including conservation.		
Trees of High Quality: Estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or that are representative of important groups or formal or semi-formal arboricultural features (e.g. the dominant and/or dominant component of a group or woodland).			Light Green RGB 0,255,0	
Category B					
Trees of Moderate Quality: Estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though not irreparable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.			Mid blue RGB 0,0,255	
Category C					
Trees of Low Quality: Estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories; or young trees with a stem diameter below 150 mm			Grey RGB 091,091,091	
Trees present in numbers, usually growing in groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.					
Trees with no material conservation or other cultural value.					
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LEGEND:

- Existing tree canopy retained
- Existing root protection area (RPA) retained
- Existing tree canopy removed
- Existing RPA removed
- Proposed location of tree protection fencing
- Location of proposed arboricultural method statement
- Location of proposed ground protection measures
- Red line boundary

Tree Removal Schedule					
Tree Ref. No.	Common Name	Height (m)	Stem diam.(mm)	Cat. Grading	Root Protection Radius (m)
T7	Common Oak	5	130;110;80	C2	2.3
T10	Whitebeam	12	500	B2	6.0
T29	Sweet Gum	10	250	B2	3.0
T33	Sweet Gum	9	230;160;140	C2	3.8
T34	Cherry Plum	6	220;75	C2	2.8
T35	Rowan	5	80	U	1.0

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Greenway Academy Greenway Horsham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3, 4, 5 and 6 to approved application DC/22/1954
REFERENCE:	DISC/26/0153
RECOMMENDATION:	Condition 3: More information Condition 4: More information Condition 5: Modification Condition 6: No comments

SUMMARY OF COMMENTS & RECOMMENDATION:

We do not wish to comment on Condition 6 as it should be discharged to the satisfaction of the relevant specialists.

The discharge of Conditions 3, 4 and 5 cannot be recommended due to lack of information. Minor modification is also requested. See details below.

MAIN COMMENTS:

Condition 3

No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved scheme.

1. Reference to a swale system is noted within the technical note, however appears absent from proposals. Clarification and location is requested; it is queried if the proposed detention basin – previously labelled as a swale – is what is meant by 'swale system'.

Condition 4

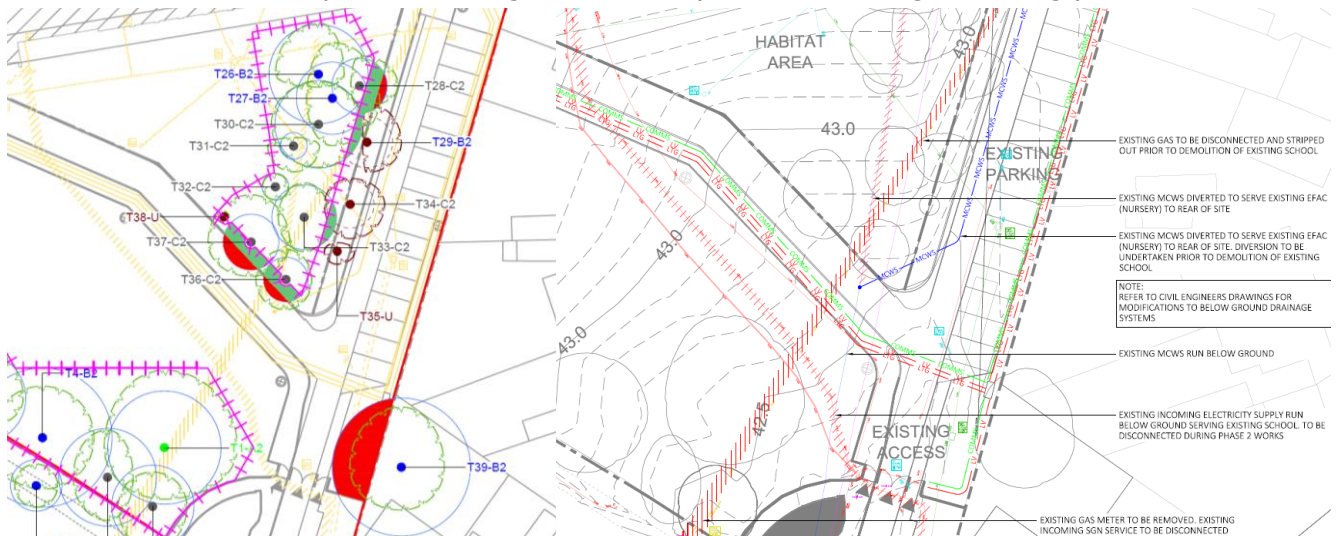
No development shall commence until full details of underground services, including locations, dimensions and depths of all existing and proposed service facilities (including the existing drainage pipe adjacent to the western site boundary along Merryfield Drive and any connections onto Greenway) and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

2. Required ground excavations have not been provided. Given the proposed detention basin in proximity to existing trees, this is necessary to ensure that earthworks are not proposed within RPAs. Trees are highly susceptible to rapid decline due to sudden changes in their rooting medium, such as changes to hydrology, increased water levels or mounding, thus the layout should demonstrate avoidance.

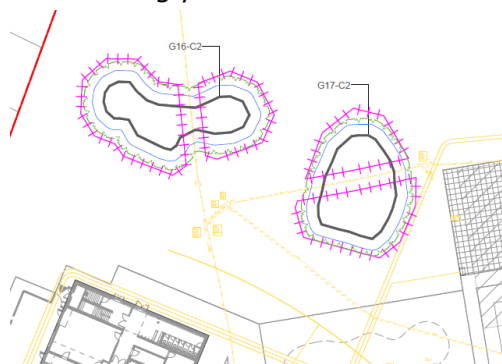
Condition 5

No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery, or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

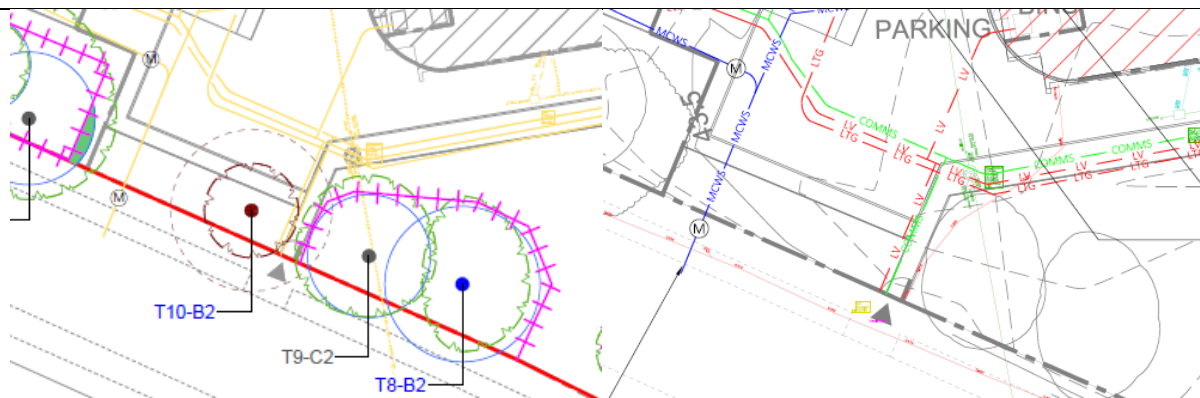
- All trees on the site shown for retention on approved drawing number [insert number], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
3. Some discrepancy is noted within the documentation provided. For example, the existing gas is proposed to be stripped out prior to demolition of the existing building, however this is not reflected in the tree protection fencing (TPF) layout. The stripping of this utility run is recommended against given its placement within mature tree groups and particularly Cat A T1. Please explore if it can be decommissioned and left in situ instead. If it cannot, the description of sensitive methods to limit harm to the trees is requested, noting that TPF may need amending accordingly.



4. It is noted that TPF is proposed within the tree groups, below, either side of the existing drainage run. These runs are not proposed to be removed, thus the TPF should be amended accordingly.



5. T9 is included within the tree removal schedule but appears to be retained in plan. No development appears to be proposed within its RPA, thus its retention is requested in order to limit erosion of the well treed townscape character and in order to provide benefits to visual amenity in screening proposed built form and massing. Please amend the schedule accordingly.



- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.

6. No comments.

- Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment, or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

7. No comments.

Condition 6

No development shall commence until it has been demonstrated to the satisfaction of WSCC Fire and Rescue Service that a fire appliance can gain access to within 15% of the perimeter or within 45m of the footprint of the new building in accordance with approved document - B (AD-B) Volume 1 - 2019 edition B5: section 15. Access should also comply with the requirements of B8100 - Design for fire safety in schools, section 8.3. The development shall thereafter be carried out in accordance with the agreed details.

8. No comments.

RECOMMENDED CONDITIONS:

N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	19/06/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	19/06/2026