



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Parcel at 519531 134037 Rusper Road Horsham West Sussex
DESCRIPTION:	Reserved Matters application (layout, scale, appearance, internal access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 12 comprising 278 (C3 Use) residential units, car and cycle parking, play area, drainage, internal roads, and associated infrastructure.
REFERENCE:	DC/26/1241
RECOMMENDATION:	Advice / More info / Modification to Plot P7,1
SUMMARY OF COMMENTS & RECOMMENDATION: The application is supported by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by David Jarvis Associates. The submitted information advises that the proposed layout has been designed to retain all Category A and B trees The site adjoins Castle Copse, a designated area of Ancient Woodland (AW). The AW has been allocated a minimum 15m ancient woodland buffer and submitted information confirms that all built development is located outside the of the buffer as such no direct impacts upon the woodland have been identified. The principal arboricultural impacts relate to partial removal of sections of hedgerow groups G006, G015 and G023 to facilitate access and development infrastructure, together with incursions into the Root Protection Areas of T010, T014 and T024, proposed.	
MAIN COMMENTS: Ancient Woodland The site adjoins Castle Copse, which is identified as Ancient Woodland. The submitted report confirms that the development maintains a minimum 15m offset from the woodland edge, consistent with current guidance. Furthermore, from the available information there appears to be no drainage infrastructure, built development or engineering works	

proposed within the buffer area. On this basis, no significant direct impacts upon the Ancient Woodland are foreseeable.

Trees Proposed for Removal

The proposed development does not require the removal of any Category A or Category B trees, which is positive. The removals relate to sections of hedgerow groups G006, G015 and G023 their removal is proposed to facilitate access roads, boundaries and associated infrastructure. When considered with the wider context of the tree stock at the site, the losses are relatively minor in scale, with the majority of tree and hedges being retained. No arboricultural or wider landscape amenity concerns are raised with the removals, which are capable of being mitigated through the proposed landscaping strategy.

Root Protection area incursions

The scheme seeks development with the RPA of several retained trees retained. Where this is the case, the AIA advises that the use of low-dig road construction techniques are proposed to be utilised within the RPAs of T010 and T014 and a low-dig pedestrian footpath within the RPA of T024. The submitted assessment identifies an encroachment of approximately 2.3% of the undeveloped RPA of T014 and 17.5% of the undeveloped RPA of T010.

Whilst incursions within RPAs should generally be avoided, in this instance the proposed encroachments associated with the internal access road remain within parameters that can often be accommodated where appropriate construction methodologies and arboricultural safeguards are employed.

The proposed RPA incursion associated with T014, appears to be the largest occurrence, and is stated to affect approximately 17.5% of the otherwise undeveloped RPA. In this regard it is noted that the ditch to the south of the tree may have influenced rooting in the area where the encroachment occurs; please seek confirmation on this.

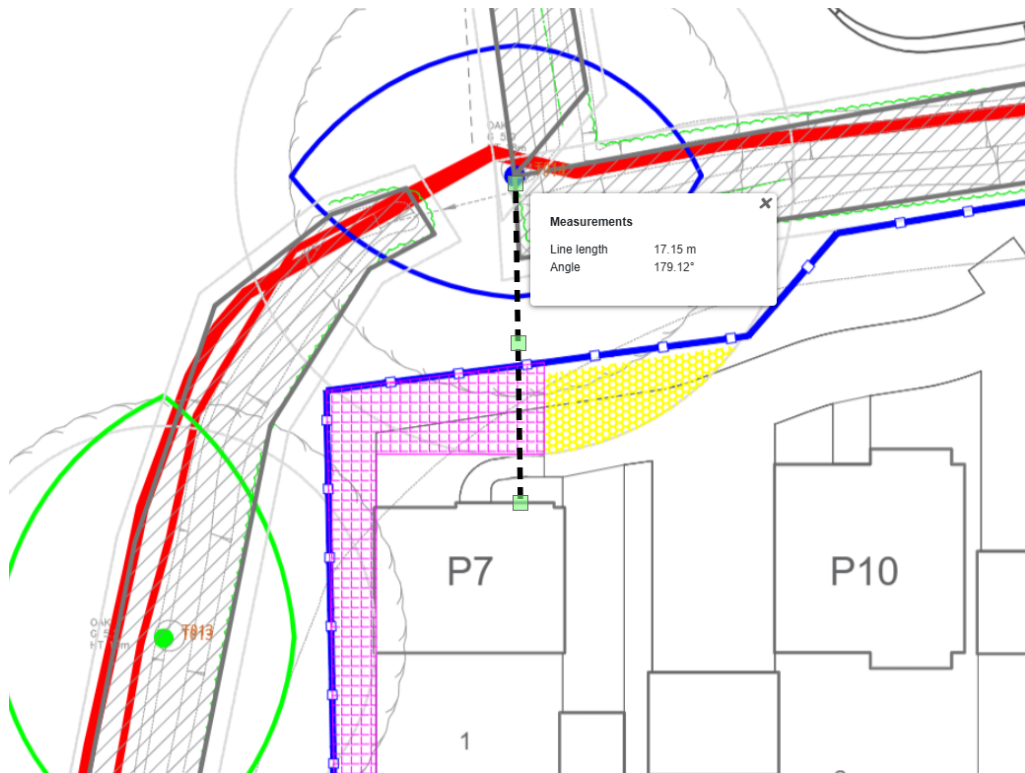
Furthermore, as previously advised in the response to DC/26/1242, concerns remain regarding the proposed footway connection along the northern boundary between the application site and the land to the north, where the route passes within the RPA of T024. Whilst a low-dig construction methodology is proposed, the assessment appears to assume that the footway can be installed without significant ground modification due to the location of existing ditch/depression along this section of the northern boundary which separates the application site from the land to the north, it is likely that this feature would need to be bridged, spanned or partially infilled. As such, it remains unclear whether the proposed low-dig specification can be delivered in practice without causing additional impacts within the RPA of T024; please seek confirmation on this.

Site Layout and Future Resident Pressure observations

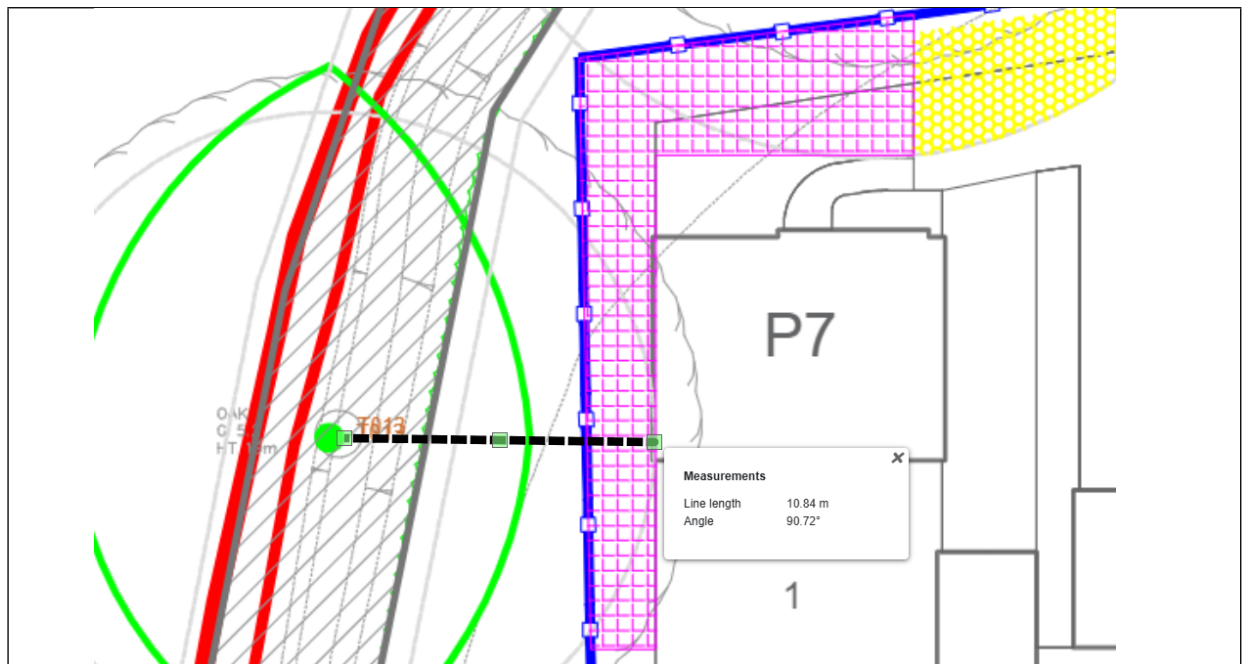
The proposed layout places several dwellings in close proximity to retained mature trees, resulting in relationships which do not appear sustainable in the long term. In particular, the relationship between Plot P7,1 and T013/T014, and Plot A3,90 and T007/T009, gives rise to foreseeable future management concerns.

It is noted that T014, is an open-grown Pedunculate Oak with a stem diameter in excess of 1,000mm, is recorded as exhibiting basal stem decay, a possible historic lightning

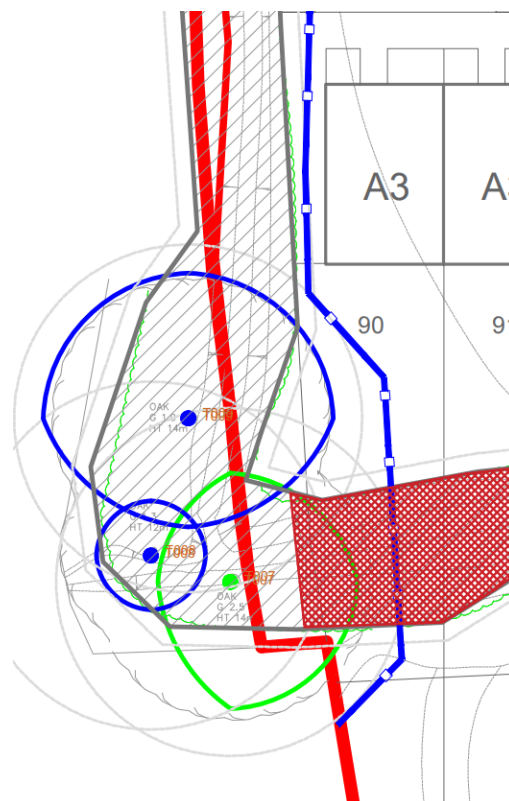
strike, numerous cavities, decay pockets and deadwood, all of which are veteran features; the survey recommends that the tree be retained within a low-occupancy area. T014 is positioned immediately north of Plot P7,1 and is approximately 17m from the front elevation of the proposed dwelling, which would be considered to represent a high occupancy area, thereby, the location of unit p7,1 dose not appear to be sustainable, and hasten appropriately considered the Arboricultural advise relating to the trees retention within a low-occupancy areas, which is far from ideal.



Tree T013 is located approximately 11m from the western flank wall. The submitted Tree Protection Plan also indicates that the crown of T013 extends over the proposed unit. The existing canopy overhang also raises questions as to whether pruning may be required to facilitate construction and maintain suitable post-development clearances.



Similarly, trees T007 and T009 are positioned along the western boundary of Plot A3, 90 and are likely to have a significant influence on the rear garden area through shading and canopy presence.



Whilst no pruning works appear to currently be proposed, the proximity of these trees to the proposed dwellings and amenity spaces is likely to generate future pressure for tree works to improve light levels, increase clearance from buildings and reduce the perceived impacts of retained trees on residential amenity.

current arrangement does not appear to fully consider these foreseeable management pressures or whether the proposed tree-to-development relationships are sustainable over the long term.

As such, it would be preferable to achieve a greater degree of separation between the proposed development and the adjacent retained trees to reduce future management pressures and support their long-term retention. This concern is particularly relevant to the relationship between Unit P7, 1 and trees T013 and T014, where their close proximity is likely to increase future management pressure, and likely resident concerns post development.

Furthermore, given the underlying soil profile is likely to comprise high-plasticity clay soils, the relationship between a number of retained trees and proposed dwellings raises concerns regarding future foundation design and the potential for tree-induced subsidence. It is possible that some tree-to-building distances fall short of those typically recommended by NHBC guidance, and further consideration should therefore be given to the foundation solutions proposed. Failure to adequately address this relationship could give rise to future pressure to prune or remove retained trees where they are alleged to be causing damage to built structures.

Tree Protection Measures

The submitted AMS includes details relating to tree protection fencing, construction exclusion zones, ground protection, arboricultural supervision and low-dig construction techniques. The proposed protection measures generally accord with the key principles of BS5837:2012.

ANY RECOMMENDED CONDITIONS: None at this stage

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	02/10/26