



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Ashington, Park Lane, Ashington
DESCRIPTION:	Demolition of existing buildings and erection of 180 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure.
REFERENCE:	DC/23/0406
RECOMMENDATION:	Advice / Objection / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
Latest submissions do not tally and involve recognised significant engineering incursions within the minimum recommended root protection areas (RPA's) of various A and B grade trees, of principal landscape significance, around the site. The design does not appropriately take account of the minimum rooting constraints posed by the mature trees of landscape value. Recommend that these issues are re-appraised at this stage of planning considerations to design out potentially damaging engineering contrary to minimum standards for greenfield development that needs to respect the key landscape features of merit to ensure their longer term contribution to landscape setting, biodiversity and public amenity.	
MAIN COMMENTS:	
The submitted October AIA does not contain a revised draft TPP that attempts to deal with the issues of root protection area transgression. It refers to no excavations being required for services and the use of 'no dig' construction techniques within RPA's in accordance with the relevant design standard but then departs from this approach in terms of the access road and MUGGA constructions. The access road construction referred to in the AIA (appendix 2) is a Revision A drawing, as opposed to the Revision D drawing subsequently submitted. Neither complies either with the specification referred to in the AIA or the relevant design standard recommendations.	

If the access road is to be pursued and the circa 0.7m ground level increase immediately adjacent to the churchyard wall is considered acceptable in other terms, it is likely that the applicant will need to consider a piled concrete bridging detail with no services runs beneath it.

The MUGGA is too close to the trees at the Southern end to afford them the minimum relevant root protection required. Further re-design of this element and all other areas of RPA encroachment around the site need to be satisfactorily addressed for arboricultural acceptability.

To enable accurate assessment of the engineering proposed in relation to the design standards minimum root protection area requirements for mature trees, I recommend that the RPA constraint be shown on the TPP required as part of any revised AIA submission.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	19/12/23