

DC-26-0355 - Land to the rear of the Copse, Worthing Road, Southwater

Response to LPA Tree Officers Comments

This statement has been prepared in response to comments from the Tree Officer relating to the proposed development and the impact on the trees to be retained within at The Copse Phase 2. For ease of reference we have attached the tree officer's comments to this statement.

The proposed access road encroaches into the RPA of the adjacent trees; this encroachment has been measured in CAD and is less than 20% of the total RPA (encroachment of 16% and 18%) so complies with BS5837 (2012) guidance. The 1st section of the access road is to be built to a no-dig specification with services and drainage in this area running to the southern side of the roadway.

The service and drainage trenches will be located outside the RPAs of the retained trees and not beneath the cellular confinement system (Geoweb or similar) that will be used to reduce the amount of excavation and make-up for the access road.

It is proposed that the proposed section of No-Dig access roadway will be installed to sub-base level and a sacrificial layer of "Geoweb" will be laid on-top of the sub-base separated with a woven geotextile membrane. This sacrificial layer will be retained for ground works and construction works, on completion of the construction works the sacrificial layer will be carefully removed and the kerbs and surface finish will be installed. The sub-base and surface finish will be specified to be porous and permeable. Kerbs can be utilised, but they need to avoid excavation for concrete haunching and need to be tied into the Geoweb. We have attached information on Geoweb to this statement.

We are aiming to maintain the natural and wooded character of the area with a focus on maintaining usability of the gardens, suitability of the trees and future trees/people interactions. To prevent future requests for inappropriate tree works, that would have a detrimental impact on the tree's health.

For plot 23, we've carefully reviewed the space the oak tree P2T92 requires. This oak has maintained a relatively compact canopy due to the way the adjacent trees are growing and whilst its canopy is slightly asymmetrical, it will just slightly overhang the rear boundary fence, but not more than 10% of overall usable garden space, so the main part of the garden is free of the trees canopy.

The root protection area also covers less than 35% of the garden, leaving lots of space to use the garden without disturbing the tree. There is also the option to move the garden boundary slightly into the adjacent openspace to provide the plot with an even larger garden and more open garden area if desired, we do not consider the boundary trees to be a restriction of the garden use and should be seen as an asset not a constraint.

Likewise for Plot 5, The house is on the western side of the plot to leave plenty of room for the Oak P2T3. This tree is a dominate feature, but its branches only just brush over the edge of the plot covering less than 5% of the garden and less than 45% of the garden is affected by the root protection area, so half of the garden is completely outside the RPA. The tree is retained and it is our opinion that it will be focal point instead of being a problem for the new homeowners, the adjacent residents have already pruned the tree back, and if desired the current incoming occupiers could apply to cut back the overhanging crown to rebalance the canopy, which could be seen as a reasonable request.

There is no guidance or requirement within BS5837 (2012) for the RPA of trees to be located outside private gardens. The Natural England Standing Advice for Veteran trees recommends that RPAs are located outside private gardens, but these trees are not Veteran trees.

It is also worth noting how much these trees can improve life for the new residents, especially in the summer. Having natural shade in a garden is seen as a benefit, as it keeps the area much cooler during heatwaves and makes the outdoor space far more comfortable than a garden that is completely exposed to the sun. So instead of seeing these trees as a potential hinderance, we see them as a natural way to make the homes more resilient to hot weather.

On the southern boundary plots 11 & 12, the situation is different as the ash trees adjacent to these two plots, P2T24 and P2T27, are not in good health as both trees are affected by Ash Dieback Disease and are likely to have a short remaining life expectancy.

These trees are located on the boundary possibly on neighbouring land, if so, which might need to discuss the options with the owners on how best to manage the trees. Our preference would be the removal of the trees prior to occupation and to plant native trees in this area. This would maintain the green corridor along this boundary while planting appropriate species that would grow well without having a negative impact on adjacent residents.

As part of our commitment to the long-term health of all trees to be retained on site, any new soft landscaping, such as planting new shrubs or trees will be designed to respect the existing root protection areas of the retained trees. Furthermore, any new hard landscaping, like patios, sheds, or paved paths, will be located well outside of these RPAS to ensure the trees are not impacted.

It is my opinion that that subject to the works following a detailed Arboricultural Method Statement the proposed development can be constructed without impacting on the health or stability of the retained trees. With regard to the design of the proposed layout and the location of the retained trees we are confident that the healthy retained trees will continue to contribute to the setting of this development for many years post development.

Arthur Cullen FdSc (Arb) MArborA
Our Ref 1225 - 100701 Rev 2
February 2026

From: Andrew.Clout [REDACTED]
Sent: 22 April 2026 15:22:22 UTC+01:00
To: "Kate.Turner" [REDACTED]
Cc: "Trees" [REDACTED] >
Subject: DC-26-0355 - Land to the rear of the Copse, Worthing Road, Southwater

Hi Kate,

I have undertaken an assessment of the above site development and associated arboricultural impacts. It is apparent that deliverability in principle hinges on the ability to construct an access road and instal utility trenching that does not significantly impact upon the future health of the TPO oak trees immediately to the North.

The submitted arboricultural information does not deal with this key element satisfactorily/to the degree necessary at this stage of the planning process to have confidence that a no-dig solution and services connection route that complies with the design standard BS5837 recommendations is viable.

Therefore, please request the following additional information:

1. Clarification/confirmation that the road **will not** be built to an adoptable highway standard;
2. Provide a section drawing of the proposed finalised road specification including edging that accords with the BS5837 design standard;
3. Provide confirmation that the extent of new no-dig hard standing proposed does not exceed 20% of the currently unsurfaced minimum recommended root protection area of either of the two TPO oak trees affected;
4. Provide confirmation of where all the relevant utility installations will be routed – water, gas, electric etc. through this pinch point. If only a single trench is required, provide detail of services layout within it.

Thanks and regards

Andy

Andrew Clout

Assistant Arboricultural Officer (Tues and Weds only)

Specialists Team - Strategic Planning





Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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INSTALLATION GUIDE

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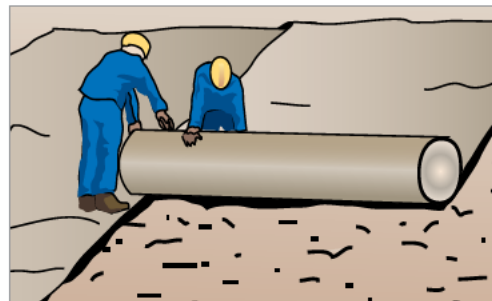


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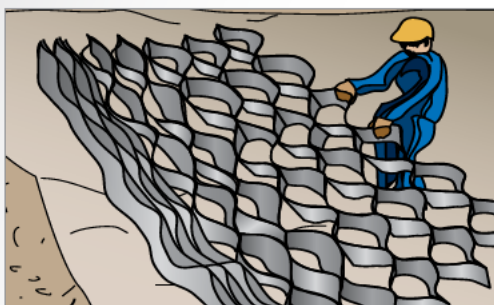
- 1 Prepare subgrade. Remove debris, rocks.



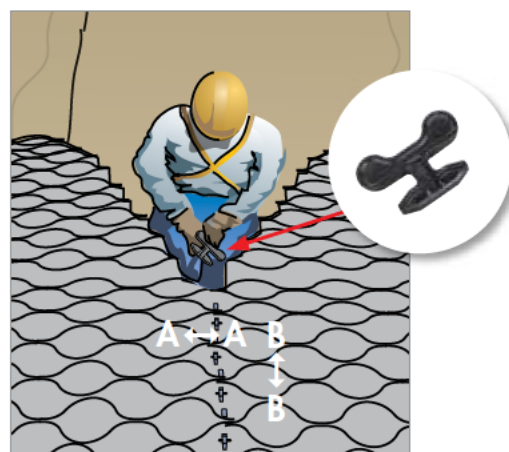
- 2 Install TRP4000 geotextile.
Overlaps by minimum 300 mm.



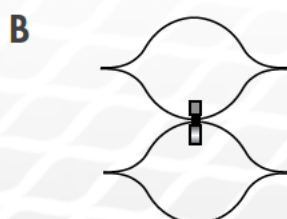
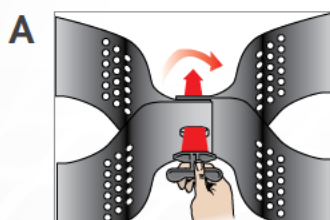
- 3 Partially expand GEOWEB® sections.



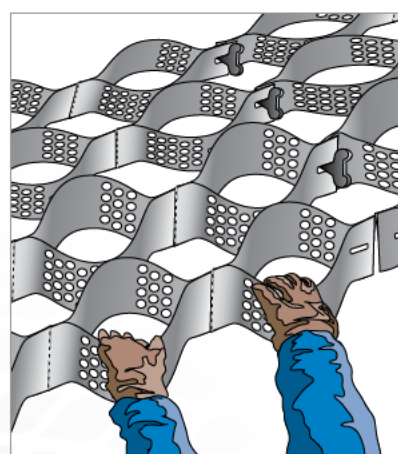
- 4 Connect GEOWEB® sections with ATRA® keys.



- 5 Connect side to side (A) and end to end (B).



- 6 Fully expand GEOWEB® sections.



IMPORTANT NOTE:

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Hold sections open. Use Options A, B, C or D.

A T-Bars



B ATRA® anchors



C Wood Stakes



D Infill Select Cells



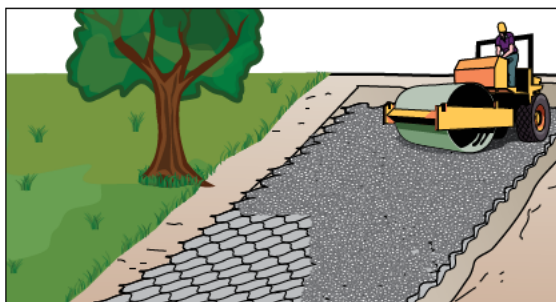
8 Infill GEOWEB® cells.



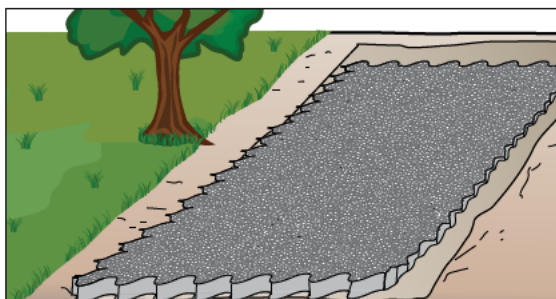
9 Spread Infill ensuring a 25 mm overfill at all times.



10 If required, use a 4t smooth, non-vibrating roller on overfilled GEOWEB® system. Refill as needed to ensure a 25 mm overfill.



11 Surface option ready to install according to specification.



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Geoweb infill material for Tree Root Protection
Clean Angular Stone 4-20mm

Specification for open graded infill material for Geoweb cellular confinement within tree root protection applications. The no fines material is to ensure high ratio void space which corresponds with ideal soil void ratios for tree root health.

Material to BSNE1342 or BSNE12620. Crushed gravel is not permitted.

Properties of material	Test	Value
Grading of particle size	BSNE 13242	Grading 4-20mm
Fines Content	BSNE 13242	1%
Shape / sphericity index	BSNE 13242	F ₈₀
Resistance to fragmentation	BSNE 13242	LA ₁₀
Resistance to wear	BSNE 13242	M ₁₀ 20
Water absorption rate BSNE 1097-6:2000 clause 7	BSNE 13242	WA ₂₄ 2
For typical WA>2% magnesium sulphate soundness	BSNE 13242	MS ₁₈
Acid soluble sulphate content air-cooled blast furnace slag	BSNE 13242	AS ₀₁
Acid soluble sulphate content non air cooled blast furnace slag	BSNE 13242	AS ₀₂
Total sulphur aggregates other than air cooled blast furnace slag	BSNE 13242	<1% by mass
Total sulphur air cooled blast furnace slag	BSNE 13242	<2% by mass

Sieve Size mm	Percentage of 4-20mm passing
40	100
31.5	98 - 100
20	90 - 99
10	25 - 70
4	0 - 15
2	0 - 5
1	-

Air cooled blast furnace and steel slag should be free from Dicalcium silicate and iron disintegration in accordance with BSNE 13242:2002, 6.4.2.2 VS
Leaching of materials for blast furnace slag and other recycled materials should meet requirements of the Environmental waste acceptance criteria for inert waste when tested in accordance with BSNE 12457-3
On poor site conditions which require compaction, this should be minimum 4 passes of a smooth wheeled roller at max weight 1000kg/m width without vibration.

For assistance on correct 4–20mm clean angular stone infill specification, please contact Greenfix technical team.

MATERIALS SUPPLIED BY **Greenfix**

GEOWEB®



TRP4000
Non-woven Geotextile



ANCHORS



ATRA® KEY



ADDITIONAL MATERIALS REQUIRED

4–20mm clean, angular stone



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GEOWEB® Tree Root Protection



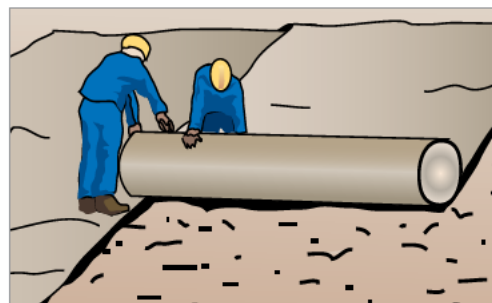


GEOWEB® Tree Root Protection

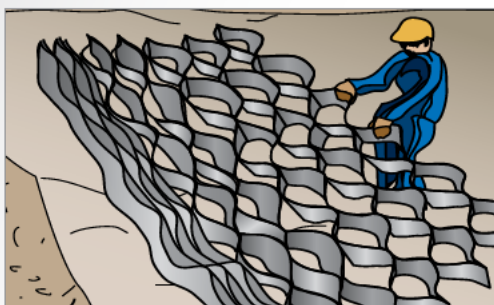
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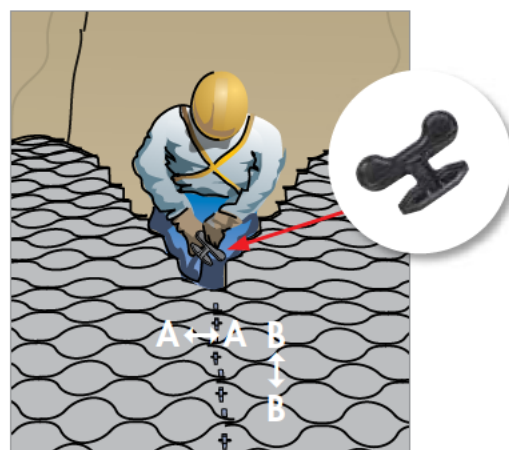
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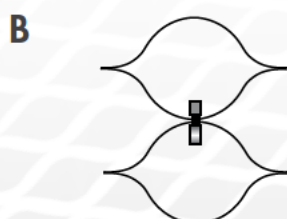
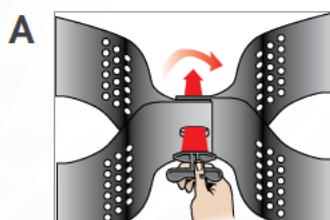
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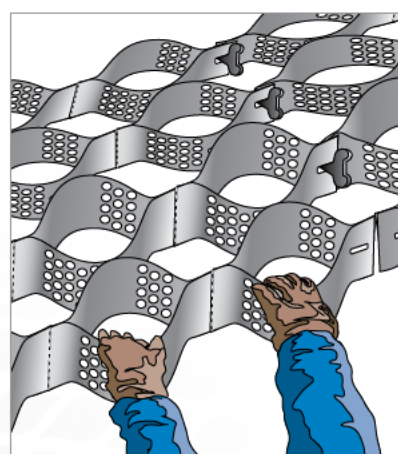
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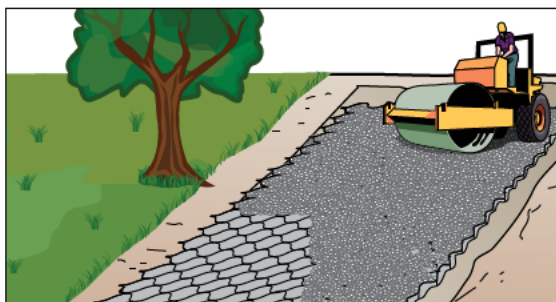
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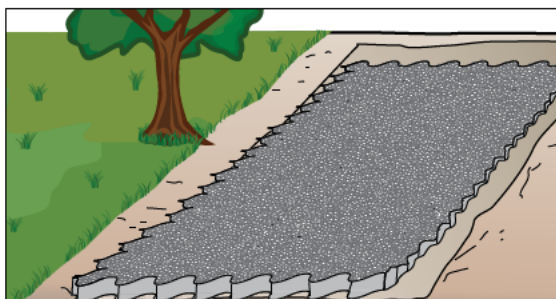
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ATRA® KEY



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