



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Pinewood Woodland Lane Colgate
DESCRIPTION:	Demolition of existing dwelling. Construction of replacement (self-build) dwelling with associated car parking and landscaping
REFERENCE:	DC/26/1061
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
Please note the below comments have been prepared following a desk-based assessment of the development proposals at the site only, and no site visit has taken place. No trees at the site are subject to statutory protection such as being protected by a TPO nor is the site located in a Conservation Area, and the scheme is not within Influencing distance of a designated ancient woodland within the vicinity. The submitted Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) advise that a total of 32 trees were surveyed, comprising 2 Category A trees, 9 Category B trees, 20 Category C trees and 1 Category U tree. The submitted information is considered to provide a fair assessment of the tree stock present at the site, together with the potential implications arising from the proposed development and the tree protection measures required to facilitate the works. From a review of the submitted arboricultural information, no arboricultural concerns are raised with the proposed scheme, subject to the development being carried out in strict accordance with the submitted AMS, Tree Protection Plans (TPP) and associated tree protection measures detailed within the supporting arboricultural documentation, thereby ensuring the long-term retention and protection of the retained tree stock at the site.	
MAIN COMMENTS:	
The scheme, as proposed, would require the removal of two trees: T026 (Chinese Juniper, Category C2) and T027 (Eucalyptus, Category C1). Both trees are identified as low-quality Category C specimens of limited arboricultural and wider public amenity value. No Category A or Category B trees are proposed for removal. Based on the positions of the trees as indicated on the submitted Tree Protection Plans, together with the photographs contained within the tree survey schedule, the additional	

mature tree cover present across the site, and the proposed replacement planting, the loss of T026 and T027 is not considered to result in any significant loss of amenity or wider landscape harm.

The submitted arboricultural information advises that the replacement dwelling has been designed outside the Root Protection Areas (RPAs) of all retained trees, including all Category A and Category B specimens. The only identified encroachment into a retained tree RPA relates to the proposed widening of the access pathway within part of the RPA of T002 (Scots Pine).

BS 5837:2012 advises that incursions into an RPA should generally be avoided unless supported by appropriate justification and mitigation. In this instance, the submitted arboricultural information advises that the encroachment is limited to a pathway rather than the built form of the main development, and that the works will be undertaken using a no-dig construction methodology designed to avoid excavation, root severance, and soil compaction. The methodology includes the use of a geotextile membrane and a cellular confinement system with a porous surface finish, intended to maintain permeability and preserve the rooting environment beneath the new surface.

Whilst the submitted information does not quantify the proportion of the RPA affected or demonstrate that alternative alignments have been considered, the identified encroachment appears to be minor and within tolerable limits as advise in the BS. Furthermore, in this instance, the proposed works are considered to be supported by an appropriate arboricultural methodology. On the basis of the information submitted, the proposed pathway construction is unlikely to result in significant harm to T002, subject to the implementation of the measures detailed within the AMS and TPP.

The submitted arboricultural information further advises that retained trees will be protected through the installation of BS 5837-compliant tree protection fencing and Construction Exclusion Zones throughout the demolition and construction phases, together with arboricultural supervision and monitoring. This is considered satisfactory.

Additionally, no pruning operations or other arboricultural works are proposed to retained trees. As such, there would be no loss of amenity arising from poorly executed tree works as none are proposed, which is positive.

ANY RECOMMENDED CONDITIONS: yes -

6.8 Arboricultural Method Statement - Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement, and Tree Protection Plan(s) [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:	21/08/26