HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mannings Heath Golf Club, Hammerpond Road, Mannings Heath
DESCRIPTION:	Creation of an access track (Retrospective)
REFERENCE:	DC-24-1564
RECOMMENDATION:	Advice / Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The applicant's response (dated 04/11/24) to my observations on the direct and indirect impacts on the Ancient Woodland (AW) resource from the construction and use of the access track are noted.

The impact of engineering within the key rooting areas of trees and specifically within the minimum recommended root protection areas (RPA's) of trees, can have both direct and indirect impacts in terms of tree root loss/death and future tree health.

The effects of these impacts can take many years to show clear signs of tree health decline. Nonetheless, the impacts are recognised facts and hence the relevant British Standard (BS:5837:2012 Trees in relation to design, demolition, and construction – Recommendations) recognises that the RPA should be an area of construction exclusion and no excavation into the soil or compaction of the rooting medium should be considered appropriate.

In addition, the guidance accompanying the NPPF recommends that the minimum buffer between new engineering and Ancient Woodland should be 15m. This is partly to ensure that the rooting environments of the trees within the woodland are not foreseeably likely to be affected.

Therefore, to re-iterate my earlier observations, if an application had been received for a new access track engineered by excavation/compaction and infill with hardcore within the RPA of trees situated within the AW I would not have been able to support it as a sustainable form of development that complied with either National planning policy or Local plan policy.

MAIN COMMENTS:

See previous

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	20/11/24