



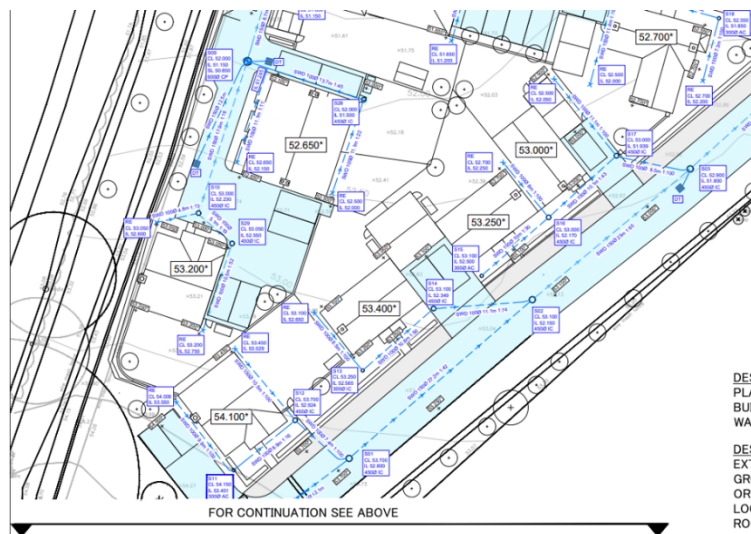
HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 518017 129871 Athelstan Way Horsham West Sussex
DESCRIPTION:	Residential development for 21no. 1, 2, 3 and 4 bedroom dwellings with associated parking, hard and soft landscaping at Land South of Athelstan Way, Horsham.
REFERENCE:	DC/26/0954
RECOMMENDATION:	Advice More Info
SUMMARY OF COMMENTS & RECOMMENDATION:	
The application is supported by an Arboricultural Impact Assessment (AIA), Method Statement (AMS) and A Tree Protection Plan (TPP), which is a fair assessment of the tree related impacts of the scheme as proposed. Whereby, the proposal seeks to retain all surveyed trees, including two Category A Oak trees (T2 and T6), together with the retained hedgerow and associated boundary vegetation. The principle of development appears broadly acceptable from an arboricultural perspective and no objection is raised in principle to the proposed retention strategy. However, further clarification and justification are required before the proposal can be fully supported.	
MAIN COMMENTS:	
Tree Retention	
The submitted arboricultural information identifies ten individual trees, one tree group and one hedge that may be affected by the proposed development. No tree removals are proposed, and no facilitation pruning has been identified as necessary. The retention of the site's principal arboricultural features, particularly T2 and T6, is welcomed and represents a positive aspect of the scheme.	
Root Protection Areas and Layout	
The Arboricultural Impact Assessment (AIA) advises that the proposed dwellings, parking areas and associated infrastructure are located outside the Root Protection Areas (RPAs)	

of retained trees and that the development will have a negligible impact upon retained arboricultural features. Based on the information submitted, it appears that the principal-built form lies outside the RPAs of retained trees.

Whilst there is no immediate evidence that the proposed building footprints or access arrangements encroach into the RPAs of retained trees, the relationship between the proposed drainage infrastructure and retained RPAs has not been adequately demonstrated. In particular, clarification is required regarding the relationship between any drainage apparatus proposed within the southern part of the site and the RPA of T6.

Drawing reference MOW-GLA-MH-PH1-1201 appears to be truncated, with the southern extent of the site omitted from the submitted plan. As a consequence, it is not possible to determine whether the drainage strategy can be implemented without resulting in incursions into the RPA of T6 or adverse impacts upon retained root systems. Please see below.



As such, further clarification should be provided confirming that the proposed drainage strategy can be delivered without prejudicing retained roots or the long-term viability of T6.

It is noted that historically the northern boundary of the site was heavily treed, It would therefore be desirable that any new landscaping of the site seeks to reinstate a vegetated landscape buffer between the site and the existing residential area to the north.

Relationship Between Retained Trees and Future Occupants

T2 and T6 represent the principal arboricultural features associated with the site. Both are substantial Category A oak trees situated around the site perimeter and make a significant contribution to local amenity.

The position of T6 to the south-west of Plot 16 is likely to restrict the extent of natural sunlight reaching the rear garden area from midday through to the evening. Furthermore, the position of the dwelling on Plot 17 is likely to contribute to additional shading of the rear garden serving Plot 16 during the morning period.

ANY RECOMMENDED CONDITIONS: None at this stage

NAME:	Andy Bush Arboricultural officer (Planning)
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DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
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DATE:	29/09/26
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