



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Site Office Former Novartis Pharma Site, Parsonage Road, Horsham
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3 (Construction Details), 4 (Underground Services), 5 (CEMP), 6 (Contamination), 8 (Bird Hazard Management Plan), 9 (No-dig details), 12 (LEAP/LAP) to approved application DC/25/0415
REFERENCE:	DISC/26/0228
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: Given the historic land use and existing site constraints, the working methods and tree protection measures detailed within the Arboricultural Method Statement (AMS) prepared by Hayden's Arboricultural Consultants, together with the Tree Protection Plan (drawing no. 12546-D4-AMS), are considered to accord with the requirements of BS 5837:2012 Trees in Relation to Design, Demolition and Construction and provide sufficient information to enable the application to be determined.	
MAIN COMMENTS: The proposed method of installing the new substation is, in this instance, considered to accord with the requirements of BS 5837:2012, and it is acknowledged that the location of the substation was previously agreed under application DC/25/0415. The proposed use of a no-dig surfacing construction for the new footpath adjacent to the northern boundary, within the RPAs of T021, T022, T023, T024, T025, T027, T028 and G001, is satisfactory. The section of foul water drain's and associated manhole proposed within the RPA of T020 is located beneath the existing engineered site access. This suggests that the potential impact on the tree is likely to be limited, as the existing access road may already have constrained rooting within this area. Accordingly, despite the works falling within the RPA as shown on the approved Tree Protection Plan (TPP), the extent of any additional arboricultural impact is expected to be relatively minor.	
ANY RECOMMENDED CONDITIONS: N/A	

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	08/09/26