HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Oakhurst Equestrian Centre West Chiltington Lane Coneyhurst
DESCRIPTION:	Proposed settled gypsy accommodation site comprising 10no pitches and associated utility buildings
REFERENCE:	DC/26/1481
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

Please note that these comments are based solely on a review of the submitted arboricultural information, associated plans and additional online resources. The assessment has been undertaken on a desk-based basis, and no site inspection has been carried out.

The application is supported by an Arboricultural Impact Assessment (AIA) and associated layout plans prepared by Arbtech Consulting Ltd. The assessment is informed by a BS5837:2012 tree survey undertaken by Jim Green of Arbtech Consulting Ltd on 25 September 2024, with the survey report dated 7 October 2024. The survey identified 11 individual trees, 6 groups and 4 hedges within influencing distance of the site.

The wider tree resource surrounding the site comprises predominantly boundary trees, tree groups and hedgerows that appear capable of being retained as part of the proposed development. Based on the information provided, the proposals are not considered likely to result in significant arboricultural impacts and, in principle, the retention of the trees in the area appears achievable**.**

MAIN COMMENTS:

The submitted AIA identifies the removal of a single tree, T03 (Aspen), which has been classified as a Category U tree with an estimated remaining contribution of less than 10 years. The proposed removal is considered justified in arboricultural terms, and no objection is raised to its loss. No other tree removals are proposed as part of the development.

The submitted layout plan indicates that the proposed development is located immediately adjacent to, but outside, the Root Protection Area (RPA) of retained tree T10. No direct encroachment into the RPA is shown and, based on the information provided, the proposal is unlikely to result in significant arboricultural impacts to this retained tree. Furthermore, it is noted from the information available that there is no indication of any proposed built form encroaching within the RPAs of retained trees, which is positive.

The relationship between the two easternmost plots and the off-site line of Cypress trees identified as G06 appears less than ideal in terms of future residential amenity. Whilst the group is not considered to be of particular arboricultural merit, its close proximity to the proposed units may give rise to future concerns relating to shading, outlook and perceived overbearing effects. As the trees are located outside the application site, pressure for removal is considered unlikely; however, there remains potential for future requests for pruning works, which should be recognised when assessing the suitability of the layout.

An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be secured by condition to ensure that appropriate tree protection measures and construction methodologies are implemented throughout the development process. Subject to the satisfactory implementation of these measures, no significant arboricultural concerns are raised with the proposal.

ANY RECOMMENDED CONDITIONS: yes -

3.9 Arboricultural Method Statement – Protection details required

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	06/11/26