HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Old Springfield Farm Springfield Lane Colgate Horsham
DESCRIPTION:	Permission in Principle for the demolition of existing piggery and erection of a single dwelling and associated development
REFERENCE:	DC/26/1444
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 a tree inspection report prepared by Tim Laddiman of Broad Oak Tree Consultants Ltd, dated 4 July 2026, relating to The Piggery, Old Springfield Farm, Springfield Lane, Horsham RH12 4TA.

The report identifies one significant tree in the area, this being tree T3, a mature Category A Oak in good condition with an estimated contribution of over 40 years. The remaining trees comprise a young Silver Birch (T2) and a group of Grey Willows (G1), both of comparatively limited arboricultural value due to their condition.

MAIN COMMENTS:

The Oak's Root Protection Area (RPA) is shown to extend beneath part of the existing piggery barn, although it remains outside the curtilage of the proposed dwelling. Notwithstanding this, the potential for impacts to occur during demolition of the existing structure should be taken into account as part of the construction methodology. Appropriate tree protection measures should be implemented in accordance with BS5837:2012 throughout the demolition and construction phases.

It is noted that the site is bounded by ancient woodland to the west, with priority habitat deciduous woodland located to the north.

The proposed dwelling would be positioned further south than the existing piggery building, increasing separation distances from both the mature Oak and the adjacent woodland habitats. The existing structure is approximately 16 metres from the northern woodland boundary, and the proposal would further increase this offset. On the basis of the submitted plans, it would appear that sufficient separation would be maintained to avoid adverse impacts on the adjacent woodland habitats.

Accordingly, no arboricultural concerns are raised in principle, subject to suitable tree protection measures being secured and implemented.

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