



## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       | Horsham District Council – Planning Dept                                                                                                                                                                                            |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 | Ingfield Manor School, Ingfield Manor Drive, Five Oaks                                                                                                                                                                              |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                              | Expansion of the existing school including the construction of 3 linked single-storey buildings, a sports hall, playground, parking, landscaping, drainage, and associated development, following demolition of redundant buildings |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                | DC-26-0660                                                                                                                                                                                                                          |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                           | Advice / No Objection                                                                                                                                                                                                               |
| <b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                     |
| <p>The extent of tree removal will not have a significant impact on the surrounding landscape setting, subject to appropriate landscape mitigation/planting. Arboricultural impacts are considered to be relatively limited and can be reasonably controlled by compliance conditions.</p>                                                                                                                                                       |                                                                                                                                                                                                                                     |
| <b>MAIN COMMENTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                     |
| <p>The submitted design/impacts on trees are similar to the pre-application proposals considered last year (ref: PE/25/0273). Tree removals are limited to the internal site trees that principally consist of ornamental planting associated with earlier site usage and sub-division.</p>                                                                                                                                                      |                                                                                                                                                                                                                                     |
| <p>Root protection area intrusions relating to the trees of higher landscape merit (principally around the site boundaries) are within recommended limits and/or recognised within the submitted AIA/AMS as requiring specialist engineering/arboricultural supervision of excavations to minimise potential for root disturbance/health impacts in accordance with the recommendations of the BS5837 design standard.</p>                       |                                                                                                                                                                                                                                     |
| <p>I do not concur with the grading afforded (C) to the large ash (T72) on the Western side of the site. The tree is exceptional in terms of stature and condition for a tree of the species and is most certainly a constraint on the development of the site. The tree currently exhibits no signs of Ash dieback disease and has good future potential for retention as a veteran providing valuable and increasing natural habitat as it</p> |                                                                                                                                                                                                                                     |

ages. The positioning of the ponds on the edge of the trees plotted RPA, with wildflower planting within it between the tree stem and ponds, should reasonably safeguard it for the future in this respect and be an improvement on the current tree/build relationship at the site.

The weeping willow (T52) is proposed to be retained and pollarded as a focal feature at the centre of the sites open space. It would be reasonable to assume it would be replaced with a suitable tree species for the altered setting/space in the future, should it decline in health post development.

**ANY RECOMMENDED CONDITIONS:**

Yes –

Standard conditions - **3.8 Pre-commencement erection of Tree Protection**

**Measures** "INSERT – drawing no's – Lizard Landscape Design and Ecology Tree works and "Demolition" Plan No's LLD3660-ARB-DWG-030, 031 and 032 Rev 03 dated 06/01/26"

And **6.8 Arboricultural Method Statement Compliance** – INSERT "Lizard Landscape Design and Ecology Arboricultural Impact Assessment and Method Statement Rev 01 dated 13/03/26 and associated Tree Retention and Protection Plans No's LLD3660-ARB-DWG-020, 021 and 022 Rev 03 dated 06/01/26 and Tree Works and "Demolition" plans No's LLD3660-ARB-DWG-030, 031 and 032 Rev 03 dated 06/01/26".

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| <b>NAME:</b>       | ANDY CLOUT – ASST. ARBORICULTURAL OFFICER |
| <b>DEPARTMENT:</b> | STRATEGIC PLANNING - SPECIALISTS          |
| <b>DATE:</b>       | 10/06/26                                  |