



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sandgate Nursery, West End Lane, Henfield
DESCRIPTION:	Outline application for access only – for erection of a retirement community of upto 72 units of accommodation and upto 10 starter homes with associated, access, landscaping and infrastructure
REFERENCE:	DC/23/0189
RECOMMENDATION:	Advice/No objection
SUMMARY OF COMMENTS & RECOMMENDATION: The below ground drainage layout submitted (Ref: 30512/6000 Rev P04) indicates all routes and associated excavations for utility lines and attenuation basins as being outside of the minimum recommended root protection areas of bounding trees. This approach would be acceptable in principle in respect of arboricultural impacts associated with a latter reserved matters application for layout.	
MAIN COMMENTS: See previous consult responses	

ANY RECOMMENDED CONDITIONS:

Yes - See previous consult response

Outline approval tree condition

No development shall commence within any Reserved Matters Area or on works to construct the access point hereby approved, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the relevant part of the site, until the following preliminaries have been completed in the sequence set out below:

a) A plan shall be submitted to show all trees on the relevant part of the site to be retained as well as those off-site whose root protection areas ingress into the relevant part of the site, such trees shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

b) Once installed, the fencing shall be maintained during the course of the development works for that phase or sub-phase and until all machinery and surplus materials have been removed from the site.

c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

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

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	21/05/24