



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mowbray Development Site, Employment Land
DESCRIPTION:	Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.
REFERENCE:	DC/25/1543
RECOMMENDATION:	Advice / No Objection
SUMMARY OF COMMENTS & RECOMMENDATION: The submitted Arboricultural Impact Assessment (AIA) Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) have been prepared in accordance with BS: 5837:2012 Trees in Relation to Design, Demolition and Construction and provide a fair assessment of the arboricultural related impact of the development proposal at the site. Based on the information submitted, and subject to appropriate planning conditions securing the implementation of the AMS and TPP, the proposal raises no arboricultural objection. 2nd response below in Red Further to my previous comments on this application additional information has been provided to address the comments of the landscape team, I can advise that following. The applicant has confirmed that all engineering works will take place south of the watercourse addresses concerns regarding potential root impacts beyond the ditch; this is positive. In respect of land level changes, the clarification provided for areas A1 and A2 within G45-PA is satisfactory. The limited extent of re-grading, its position outside identified RPAs, and the low quality/declining condition of nearby specimens support the comments with regards to the works not having significant impact on the retained trees. The proposed embankment solution is acceptable, in this instance, due to the post construction highway safety concern with the use of a retaining wall, and the overall	

limited arboricultural quality of the impacted trees, when assessed in terms of their species, form and general arboricultural quality as individual specimens.

No arboricultural concerns are raised with the scheme, subject to the use of the recommended conditions.

MAIN COMMENTS

Site Layout observations

The overall layout of the proposed Employment Road seeks to retain most of the existing tree cover on and adjacent to the site, including all Category A trees and the majority of Category B trees; this is positive and aligns with the general presumption in favour of the retention of higher-quality trees.

Tree and Hedgerow removal and surgery work observations

The removal of a small number of Category B and C trees, together with limited sections of hedgerow and shrub clearance, coppicing and pruning works are proposed to facilitate the development.

These works include the removal of trees T272, T273 and T356, partial clearance and cut-back to a number of mixed species hedgerows and groups, and the re-coppicing of T270 (Goat Willow) to allow for managed regrowth.

All tree works have been clearly identified within the AIA and are proposed to be undertaken in accordance with BS: 3998:2010 Tree Work – Recommendations. Subject to this, the extent of tree loss and proposed management works, is considered proportionate and acceptable when weighed against the wider context of the development proposal.

Root Protection Area (RPA) observations

Incursions into the RPAs of retained trees is fairly modest and limited to pedestrian footpaths. Where such works are proposed, it is advised in the AMS, that they will be constructed using low dig to no dig above ground, permeable construction techniques. Subject to these works being carried out in accordance with the approved AMS, and under appropriate arboricultural supervision, the proposed incursions are considered to fall within tolerable limits and shouldn't compromise the long-term retention of the affected trees.

Tree Protection Observations

The submitted AMS, and TPP clearly sets out appropriate tree protection measures, including the installation and retention of BS:5837-compliant tree protection fencing, the establishment of construction exclusion zones, and the requirement for arboricultural supervision at key stages. These measures, if implemented in full, should ensure the long-term retention and protection of retained trees within and those located offsite, which fall within influencing distance of the areas of development.

Ancient Woodland Observations

The site lies in proximity to Ancient Woodland; however, the proposed development is located in excess of 15 metres from the woodland boundary and meets with the current guidance concerns such matters; therefore, no direct or indirect impacts upon the Ancient Woodland are anticipated.

ANY RECOMMENDED CONDITIONS: Yes – Standard compliance conditions: – 3.8 Tree Protection installation – INSERT “David Jarvis Associates Tree Protection Plan ref: 2898-2-17 Drawing no. DR-0001 Version S5-P3 – Revision P2 - dated 23/12/26” – 6.8 Arboricultural Method Statement implementation – INSERT “David Jarvis Associates Arboricultural Method Statement and Arboricultural Site Supervision report number SCD1005 ref: 2898-2-17 TD-0001 Version S5-P2 Employment Road (RMA2) Revision P2 – dated 15/12/26”	
NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	06/02/26