



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Between Muntham Drive and Smugglers' Lane, Chapel Road, Barns Green
DESCRIPTION:	Erection of 31 dwellings with access from Chapel Road including roads, parking and open space
REFERENCE:	DC-26-0933
RECOMMENDATION:	Additional comment
SUMMARY OF COMMENTS & RECOMMENDATION:	
There is a minor incursion of the recommended minimum buffer to the adjacent Ancient Woodland to the South West. It is not of significant arboricultural concern in this instance. The Wild Service trees around the site boundaries have been surveyed and viewed by the Tree team. They are not considered to be significantly impacted upon by the proposed development.	
MAIN COMMENTS:	
As highlighted by the Council's ecologist, the minimum recommended buffer for the Ancient Woodland (AW) parcel to the SW of the field proposed for development should be 15m. This measurement does marginally encroach within the corner of the proposed development site boundary (by approx. 2-3m). From an arboricultural perspective, the existing historic field boundaries to the adjacent PROW network provide adequate separation between the area of proposed development and the trees within the AW. Issues of indirect impact on tree rooting areas from flytipping of garden waste etc. that may be associated with development extension into the countryside are likely constrained by the requirement for site boundary fencing for security purpose. Provided there are no gates allowed/provided to give rear access to the new properties into the PROW network, I would not be unduly concerned in this respect. If it is considered appropriate in this instance to ensure that the minimum recommended buffer is required, the amenity area of the plot concerned could be re-sized to leave a larger buffer to the AW.	

The Wild service tree is a species, as highlighted by the Parish Council in their consultation response, that is generally associated with longstanding woodland/hedgerows due to its inability to colonise in more recent times by seed germination.

The two Wild Service trees (Ref: T14 and T19) highlighted in the tree survey accompanying the development application are situated in the tree belt adjacent to Munthams Drive. Whilst I am not familiar with the historical development of the recreation ground and access, from my observations it appeared that they had been part of a planted landscape scheme for that earlier development which also includes a similar age/size Wild Service tree adjacent to the pavilion building.

From recollection, there was also a smaller Wild service tree in the hedgerow adjacent to Smugglers Lane which had not been individually surveyed (within Group G4 of survey on S boundary of site). This tree is likely to be vegetatively indigenous to the area and is typical of longstanding hedgerows in the surrounding Low Weald area. The hedgerows either side of Smugglers Lane are likely of significant age and are visible on the earliest historic Ordnance survey maps available to be viewed.

ANY RECOMMENDED CONDITIONS:

Yes – See previous comments if minded to approve

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	16/09/26