



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at New Place Farm, London Road, Pulborough
DESCRIPTION:	Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered
REFERENCE:	DC-24-1676
RECOMMENDATION:	Advice / More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
Following re-design, the revised Arboricultural Impact Assessment (AIA) and associated Arboricultural Method Statement (AMS) clarify points of conflict with the recommended root protection areas of retained trees of merit. I have noted the comments of the Landscape team on the revisions. I recommend that plans in respect of drainage requirements, levels and earthworks are double checked with the applicant to ensure that they are all in accordance with/do not conflict with the revised Tree Protection Plans in this respect. Some plans do not appear to have been scanned entirely onto Enterprise. Specialist arboriculturist supervision of all tree protection measures and methods of working close to trees will be required as outlined in the AMS, with an appropriate and enforceable scheme of supervisory reporting in this respect to be sought by condition. The pruning and latter phased removal of some of the hybrid poplar tree belts post build out is contrary to my recommendation at the outline stage of development planning. In accordance with the recommendations of the landscape team, I recommend a robust scheme of landscape mitigation and replacement of trees of future stature is garnered at this stage of the planning process for both bounding tree belts and street tree plantings.	
MAIN COMMENTS:	
See former feedback dated 05/02/25	

ANY RECOMMENDED CONDITIONS:

Yes – Standard conditions - **3.8 Tree Protection** – INSERT “Aspect Arboriculture Ltd - Tree Protection Plans 12072 TPP 01 Rev C - plans 1 - 5”

And

6.8 Arboricultural Method Statement Implementation – INSERT “Aspect Arboriculture Ltd -Arboricultural Impact Assessment and Arboricultural Method Statement - 12072_AIA.001 Rev B dated December 2025

And bespoke condition –

Arboricultural Supervision and Monitoring

In accordance with the approved Arboricultural Method Statement by Aspect Arboriculture Ltd (ref: 12072_AIA.001 Rev B, dated December 2025), the appointed Arboriculturalist shall undertake the approved supervision and shall submit **written inspection reports to the Local Planning Authority within 10 working days of each site visit**. Each report shall include:

- The date of the visit;
- Works observed;
- An assessment of compliance with approved tree protection measures;
- Any instances of non-compliance or potential harm to retained trees; and
- Recommended corrective actions and timescales.

All development shall be carried out in full accordance with the approved Arboricultural Supervision and Monitoring Plan and any recommendations or remedial actions identified in the submitted reports, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the protection and long-term retention of trees of amenity value in the interests of visual amenity, biodiversity, and environmental sustainability, in accordance with relevant local and national planning policies.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	13/01/26