HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Steyning Grammar Upper School, Shooting Field, Steyning, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3 (Archaeology) ,4 (underground services) ,5 (Biodiversity Enhancement Strategy) and BNG (Biodiversity Net Gain) to approved application DC/26/0322 (Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure.
REFERENCE:	DISC/26/0329
RECOMMENDATION:	Modification / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:
Conditions 3 and 5 do not raise matters requiring comment from a landscape perspective. Landscape comments are therefore limited to Condition 4, which are discussed below.

The submitted information does not adequately demonstrate that the proposed underground services are coordinated with retained trees and the approved landscape strategy. Potential conflicts have been identified with existing tree RPAs, proposed tree planting and underground infrastructure. Further coordinated drawings and supporting details are required to demonstrate that retained trees can be protected and the proposed planting can establish and develop as intended. On the information currently submitted, approval of the details pursuant to Condition 4 is not supported from a landscape perspective.

Action points:

1. Seek the provision of an arboricultural assessment of the proposed service routes affecting retained-tree RPAs, for review by the Tree officer;
2. Submit coordinated drawings resolving identified conflicts. Where unavoidable, demonstrate the deliverability of the landscape strategy, including adequate rooting space and compatibility with infrastructure maintenance.

MAIN COMMENTS:

Condition 4 - Underground Services Details
A number of conflicts have been identified between proposed underground services and

proposed or existing landscape features. Service routes appear close to, or to pass through proposed trees, as detailed below.

With regard to proposed services within RPAs of existing trees, the Arboricultural Impact Assessment submitted under the original application DC/26/0322 does not include assessment of the proposed service routes but included recommendations on utility apparatus.

The submitted drawings appear to show proposed service routes within the existing trees RPA but, as identified above, does not assess these proposed routes. Further arboricultural information is therefore required to assess the affected trees and demonstrate an appropriate installation methodology and protection measures. The adequacy of this information should be reviewed by and agreed to the satisfaction of the Tree Officer.

Utility apparatus

Underground utility apparatus

Mechanical trenching for the installation of underground apparatus and drainage severs any roots present and can change the local hydrology in a way that adversely affects the health of the tree. For this reason, particular care should be taken in the rout and methods of installation of all underground apparatus. Wherever possible, apparatus should be routed outside of RPAs. Where this is not possible, it is preferable to keep apparatus together in common ducts, all inspection chambers should be sited outside of the RPAs.

Where underground apparatus is to pass within the RPAs, detailed plans showing the proposed route should be drawn up in conjunction with the project arboriculturist. In such cases trenchless insertion methods should be used with entry and retrieval pits being located outside of the RPAs. If this option is not feasible and providing roots can be retained and protected excavations should be undertaken using hand held tools (air-spade, forks, shovels) or a combination of trenchless and manual excavation (broken trench).

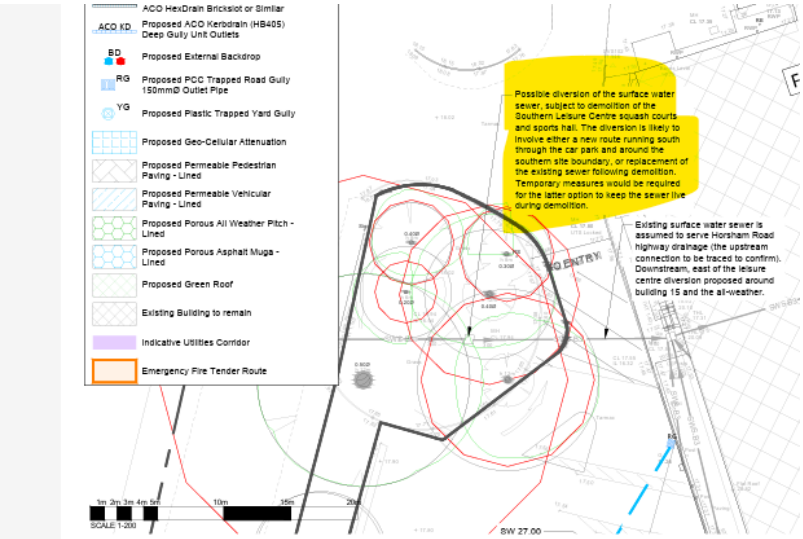
Above-ground utility apparatus

Above-ground apparatus(including CCTV cameras and lighting) should be sited to avoid the need for detrimental tree pruning, as such the current and future crown size of the tree should be assessed.

Tree branches can be pruned back with care to provide space, though it is not appropriate for repetitive and significant tree work to bean initial design solution unless this is a suitable management outcome for the tree. Any pruning should be undertaken in accordance with BS3998:2010

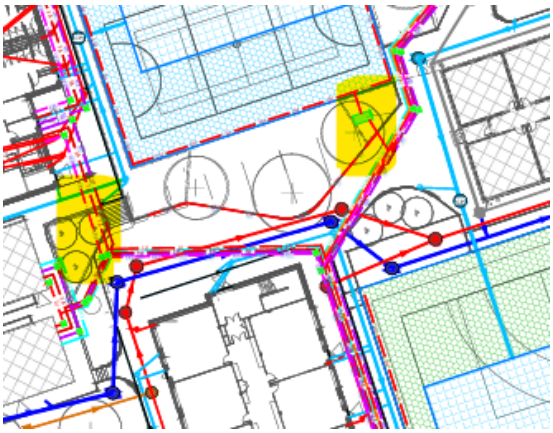
On a similar but separate matter with regards the note highlighted in the extract below, it is recommended that if the existing sewer is to be diverted and made redundant, the applicant should investigate whether it can be disconnected and retained in situ to avoid excavation within retained tree RPAs.

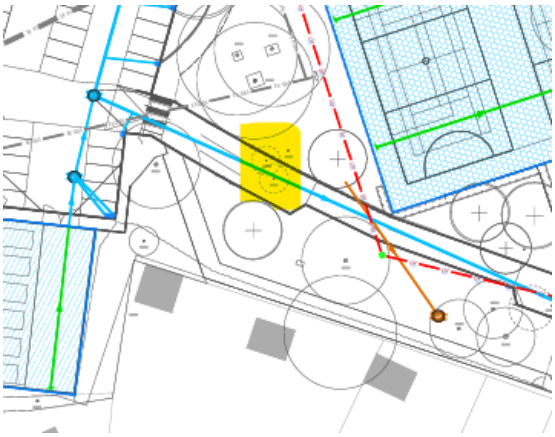
If this is not possible, any proposed removal within RPAs should be supported by an arboricultural assessment and methodology.

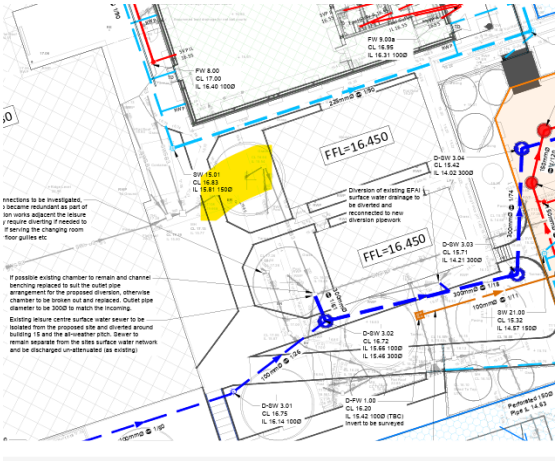


Proposed Landscape and Underground services coordination assessment:

1. A number of underground service routes appear to run within or immediately adjacent to proposed tree planting areas as shown in the example extracts below. These should be reviewed against the detailed landscape proposals and the services adjusted accordingly. In addition, where adequate separation cannot be achieved through relocation of services, the applicant should demonstrate how tree establishment will be secured. If root barriers are proposed, their locations should be shown in a plan together with evidence that adequate rooting space would remain available where appropriate.



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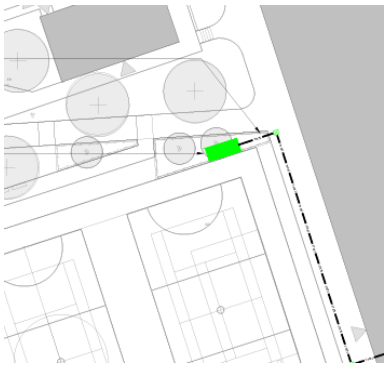
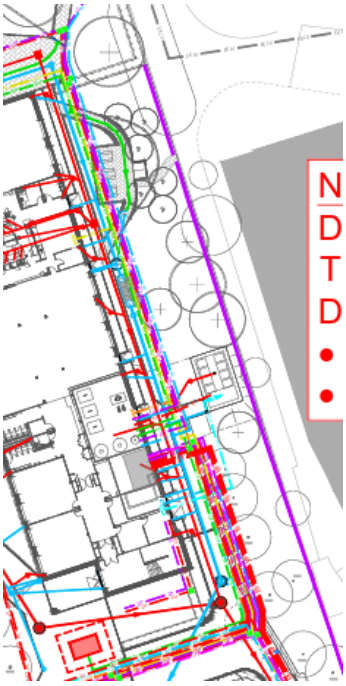
Diversion of existing EFAI surface water drainage to be diverted and reconnected to new diversion pipework
If possible existing chamber to remain and channel benching replaced to suit the outlet pipe arrangement for the proposed diversion, otherwise chamber to be broken out and replaced. Outlet pipe diameter to be 300Ø to match the incoming.
Existing leisure centre surface water sewer to be isolated from the proposed site and diverted around building 15 and the all-weather pitch. Sewer to remain separate from the sites surface water network and be discharged un-attenuated (as existing)

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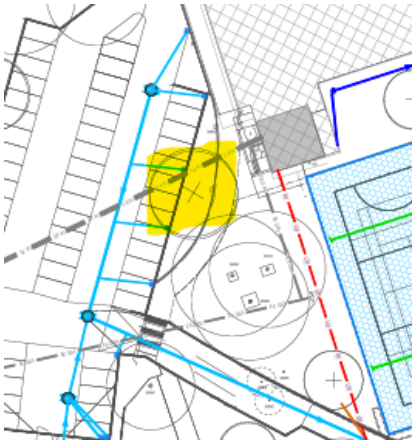
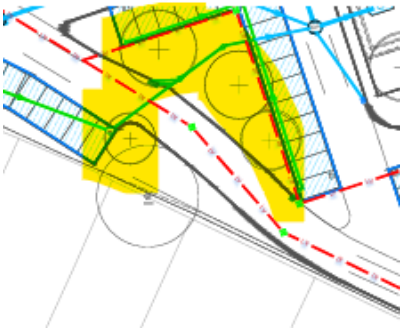
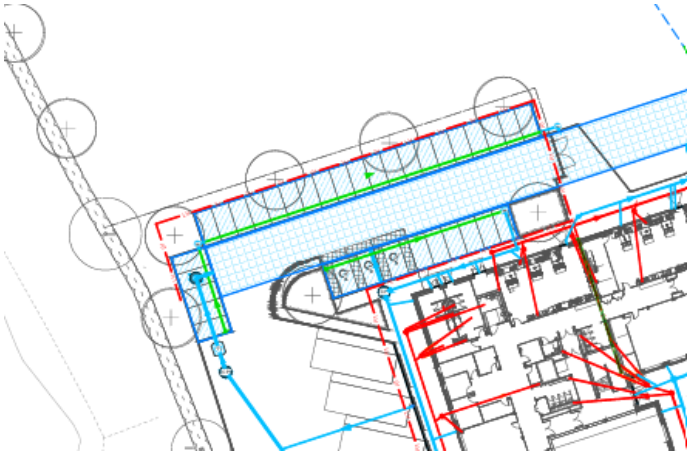




2. The proposed service corridor through the southern parking area appears to coincide with, or pass very close to, several proposed trees within the parking bays. The applicant should demonstrate how these trees will be accommodated alongside the services, including sufficient usable soil volume to support their establishment and intended mature growth. It is recommended that consideration is given to the inclusion of root barriers and root cells to ensure the landscape proposals remain deliverable. Where specialist tree-pit construction, structural soil cells or root barriers are proposed, their layout and sections should be provided, together with evidence that the resulting rooting provision remains adequate.



3. Proposed trees are shown in close proximity to below-ground attenuation/storage infrastructure and LV services. It is not clear whether sufficient soil/rooting volume and separation can be provided to allow these trees to establish satisfactorily without creating future conflicts with the infrastructure. Clarification is required regarding the available rooting space and whether root barriers or other appropriate measures are proposed. Any such measures must be clearly indicated in a plan and details provided as above.



ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	28/10/2026