



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Phases 2 and 3 Land at Wellcross Farm Broadbridge Heath
DESCRIPTION:	Application for Approval of Details Reserved by Condition 2 (Construction Management Plan), ³ (borehole to meet Private Water Supplies), ⁴ (Private Water Supply Management Plan), ⁵ (finished floor levels and external ground levels) and 7 (underground services) to approved application DC/24/0205 Reserved matters application pursuant to condition 5 of outline planning permission DC/19/1897 for the provision of phases 2 and 3 of Land at Wellcross Farm to provide a continuing care retirement community with 94 units of accommodation (C2), with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply).
REFERENCE:	DISC/26/0012 & DISC/26/0013
RECOMMENDATION:	Advice / Modification / More information.
SUMMARY OF COMMENTS & RECOMMENDATION:	
One arboricultural concern identified in the supporting documents accompanying the approval of details reserved by Condition 7 of the approved application DC/24/0205 relates to the route of the underground service pipes. These are proposed to pass through the Root Protection Area (RPA) of the off-site oak, T31, as numbered on the Tree Removal Plan Drawing No. 1164-KC-XX-YTREE-TRP01 Rev B that supported application DC/19/1897, as shown on the Electrical & Electrical Services Drawing No. 1163-ESD-XX-00-DR-XX-P2-1001. In addition, concerns are raised regarding the proposed landscaping works and associated land level changes in the area to the northwest of the off-site oak trees T30 and T31, as numbered on the Tree Removal Plan Drawing No. 1164-KC-XX-YTREE-TRP01 Rev B that supported application DC/19/1897.	

MAIN COMMENTS

If the new services are installed using an open-trench method, the historically greenfield nature of the site and the absence of physical constraints that would have limited root development to the northwest of the tree indicate a high likelihood that trenching works would result in substantial root severance and long-term damage to T31.



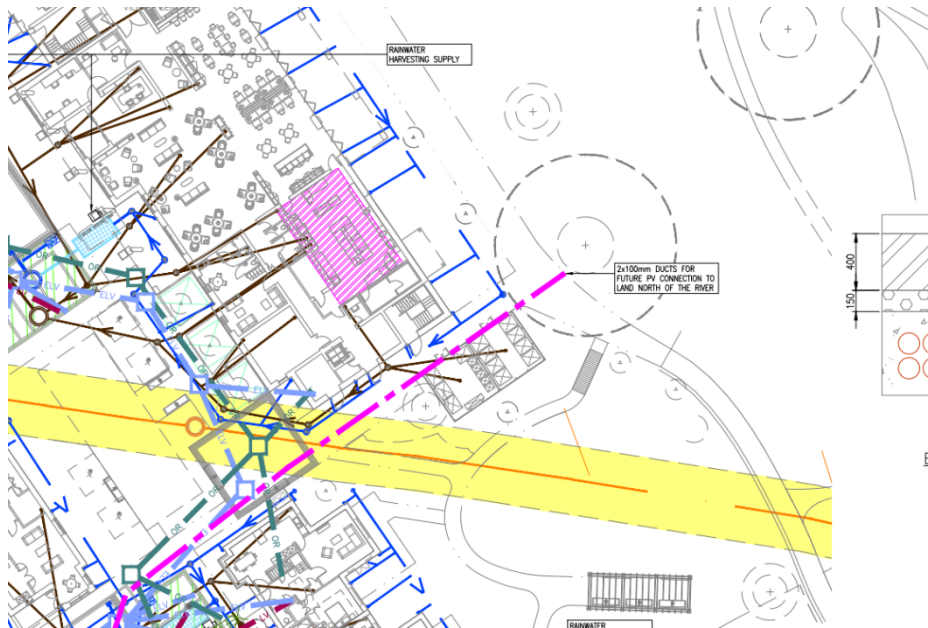
Paragraph 5.3.1 of BS 5837 advises that:

"The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s) (see Clause 7). If operations within the RPA are proposed, the project arboriculturist should:

- a) demonstrate that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA;
- b) propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.

3.10 Structure: a manufactured object, such as a building, carriageway, path, wall, service run, or built or excavated earthwork (e.g. a new driveway)."

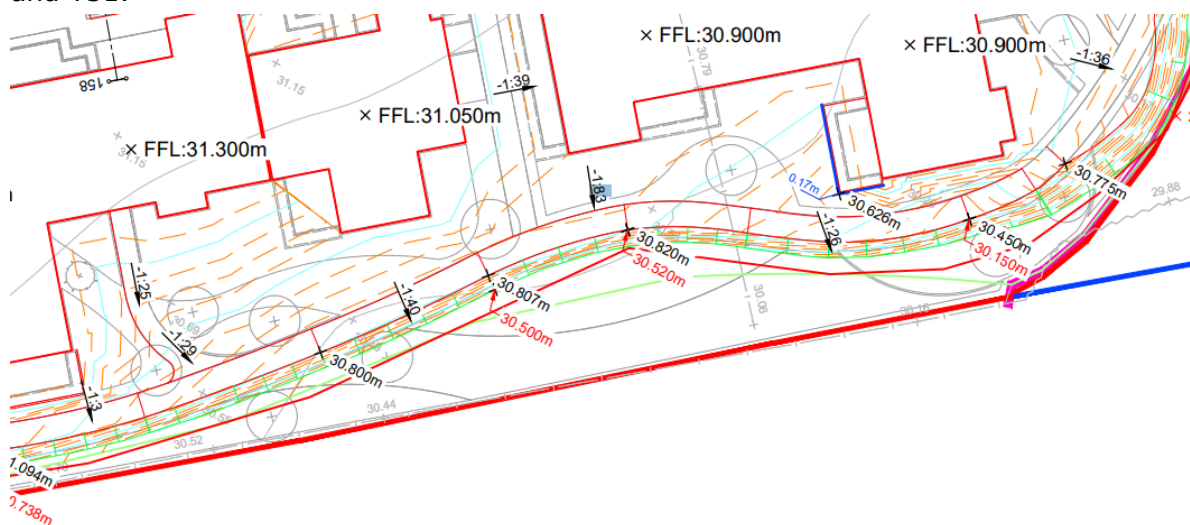
Given the greenfield nature of the site, it is essentially unconstrained. As such, it is not considered that there would be any *overriding justification* for significant development, such as open-trench excavations, to take place within the RPA of retained trees. Ideally, the site layout and design should take appropriate account of existing site constraints, including retained on-site and off-site trees.



Accordingly, amendments should be sought to the route of the service runs to ensure that they do not encroach within the RPA of tree T31, and outside of the RPA, of the unknown tree in the above image taken from Electrical & Electrical Services Drawing No. 1163-ESD-XX-00-DR-XX-P2-1001.

One potential solution would be to relocate the service runs further north, outside the RPA of T31, and outside of the RPA, of the unknown tree in the above image. If this is not considered feasible, trenchless installation methods should be employed, such as thrust boring or impact moling.

Further concerns are also raised in relation to the proposed landscaping works and associated land level changes in the area to the northwest of off-site trees T30 and T31, both oaks. Given the lack of detail on how the works would be completed without resulting in direct construction damage or indirect post-development harm, including root damage and soil compaction, these proposals are considered problematic. Please seek confirmation on the exact extent of the level changes and landscaping works within the RPA of T30, and T31.



ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	10/02/26