HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Chanctonbury Nurseries Rectory Lane Ashington
DESCRIPTION:	Application for approval of details reserved by conditions 7 & 14 to approved application DC/22/0372
REFERENCE:	DISC/24/0129 / DISC/24/0135
RECOMMENDATION:	More Information/ Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The submitted Arboricultural Methods Statement (AMS), and Tree Protection Plan (TPP) is a fair assessment of the quality of the tree stock within and outside of the site's boundary, the impact of the develop on retained trees, and how the retain trees will be appropriately protected throughout the development.

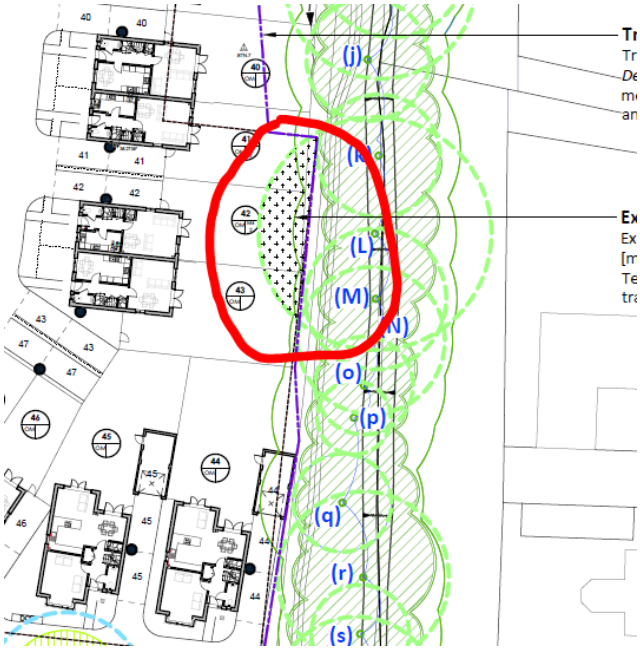
However, more information is need on a few observations of the content of the AMS, and service plans before the condition 7 of DISC/24/0129 and 8 of DISC/24/0135 can be discharged.

MAIN COMMENTS:

n facilitation of the proposals, it is intended to remove 7 of the trees (and tree groups/hedges), no category A trees are indicated for removal. the trees / hedging indicated for removal are of modest quality and landscape value, whereby from within the site, the losses are partly noticeable, from beyond, in the public domain, they are not. The replacement planting scheme appears robust and commensurate to the number of trees being lost.

The proposed surgery works to Tg8 (a) appear reasonable. If under taken with care and in line with the guidance set out in the current industry standard BS3998, these works should result in harm to the tree or an unacceptable loss of amenity to the area, and are satisfactory.

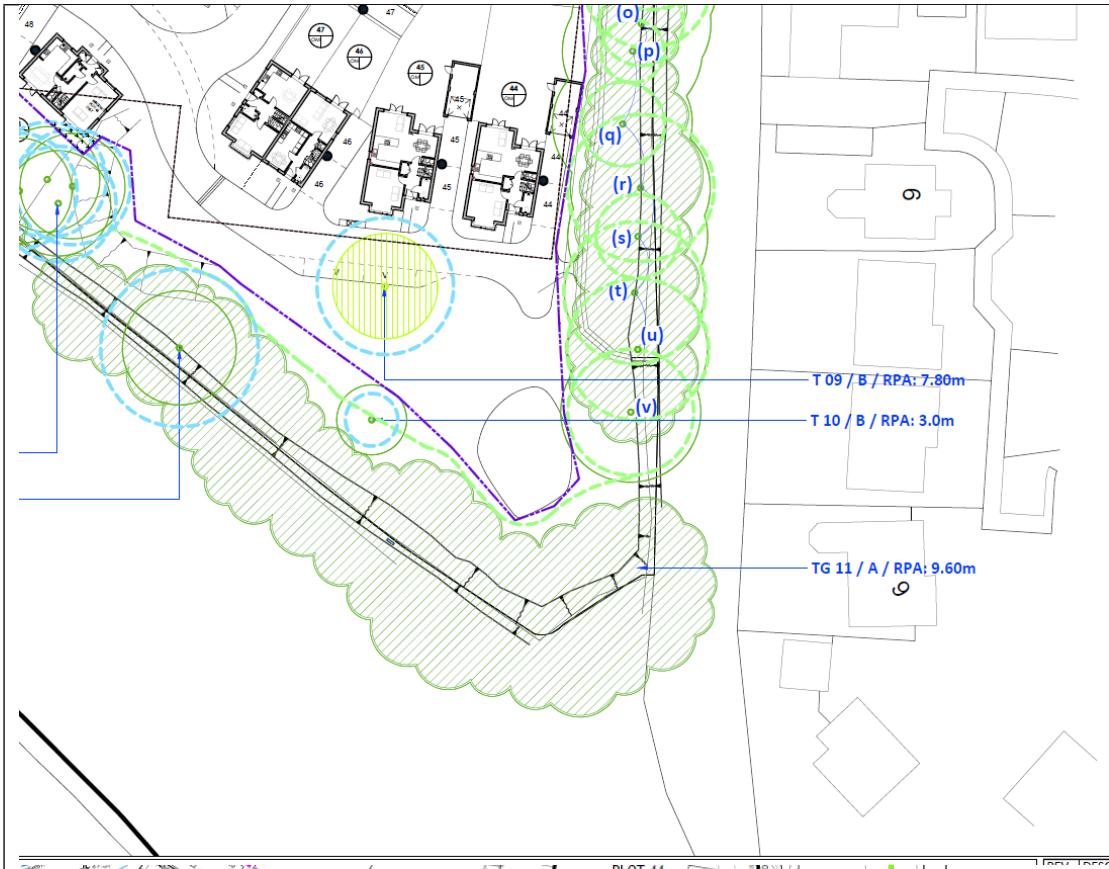
The proposed tree protection measures within the AMS and TPP documents are in accordance with BS 5837, however, where the RPA of tree I of TL O8 encroaches on the garden area of units 41, 42, and 43 the tree protection fencing (TPF) does not cover the enter RPA tree. I have been unable to identify any justification as to why this is the case, and the TPF needs to be moved to cover the entire RPA of tree I of TL O8.

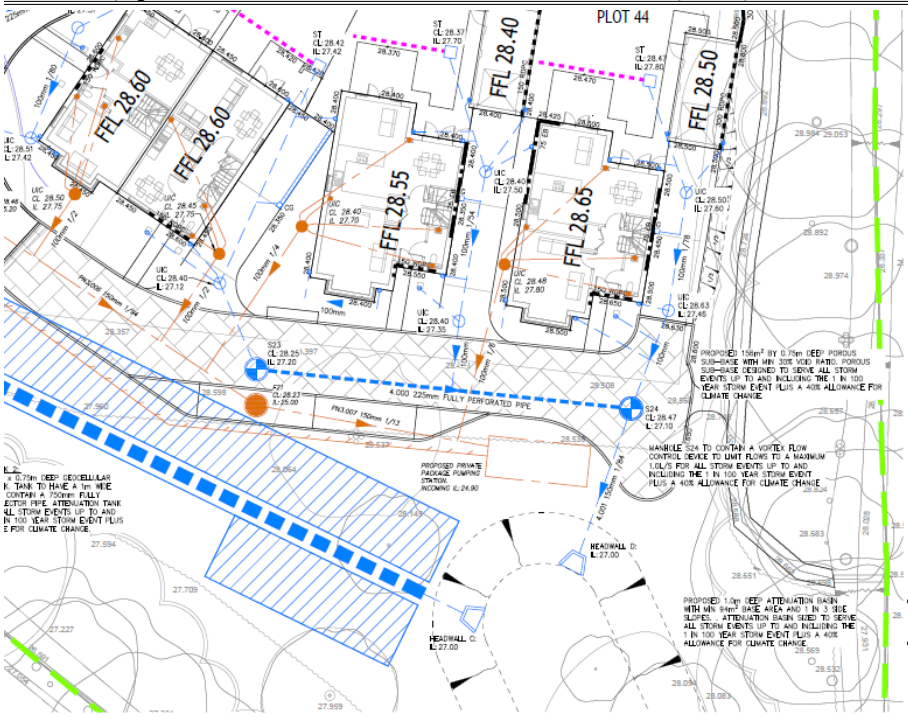


One observation is with Para 2.61 of the AMS, where the author makes refence proposed service routes (cables, pipes, service runs etc), it is noted that the author has stated that where possible the RPA's of retained trees should be avoided. Para 5.3.1 of the BS States, "**The default position should 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).”** Due to the undeveloped nature of the site, I would not be of the view that there is any overriding justification for any underground services to be located with the RPA of a retained tree, and the way such works are proposed if needed i.e., open trench excavations, is unsatisfactory.

The AMS make refence in para 2.6.3to the use of **“ trenchless insertion methods may be employed in order to facilitate service runs through root protection areas. “** from looking at the drainage lay out plans provide with DISC/24/0129 there does not appear to be any services located with RPA's. However, should this situation change during the development trenchless insertion methods must be uses and the AMS should be amended to reflect this.

Another observation with drainage lay out plans provide with DISC/24/0129, is with the location of the suds basin in the southeast corner of the site. when you compared the drainage lay out plans against the TPP it Is not clear if this aspect of the development would require excavations to occur within the RPA of a retied tree as the corner of the drainage lay out plan has been cut off; confirmation is needed to ascertain the full impact of the SUDS on the retained trees in this area. If issues are identified in order to make a fair assessment of the impact the AMS should be amended and set out exactly how the works would be completed in a way that would insure the successful retention of the affected trees, or consideration should be given to moving the SUDS.





T1	INITIAL ISSUE	ER	01.03.24
MK	REVISION	BY	DATE

DRAWING STATUS

TENDER

DRAWING TITLE

DRAINAGE LAYOUT
SHEET 3 OF 3

PROJECT

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Drawn	Ch'kd	Scales	Date
ER	AU	1:200 @ A1	MAR 2024

Purpose of issue

FOR TENDER

Project Number	Drawing Number	Revision
P23-961	12	T1

ANY RECOMMENDED CONDITIONS:	
NAME:	
DEPARTMENT:	
DATE:	