



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Toat Cafe, Stane Street, North Heath
DESCRIPTION:	Outline Planning Application for up to 100 residential dwellings (including 35% affordable), pharmacy, shop/cafe and open space, all matters reserved except access
REFERENCE:	DC-26-0826
RECOMMENDATION:	Advice / No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
Tree removals required to achieve access engineering do not involve any of the mature trees of stature that make a positive contribution to the landscape setting. Arboricultural impacts for a scheme of the quantum proposed could be reasonably controlled by condition of any subsequent reserved matters application to provide layout/landscaping etc. subject to a design being submitted that recognises the constraints posed by trees both in terms of direct impacts and foreseeable indirect impacts and pressures that a change of use of the land can impose.	
MAIN COMMENTS:	
The access proposals do not have any significant arboricultural impacts that could not be reasonably mitigated by an appropriate scheme of landscape planting/enhancement. The principal arboricultural features of the site are confined to the current and former field boundary edges, within and containing the site envelope. The schematic layout has plots 21 – 26 with rear gardens facing South West. The South Western boundary is a valuable landscape buffer containing mature oak trees that frame and contain the site. This type of layout invariably IME places future pressures to lop/fell trees due to issues of light penetration and potential conflicts with having both tree branching and rooting constraining the reasonable use of the amenity areas for modern day expectations. Likewise, plot 1, plots 28 – 31 and plots 48 and 49 have poor tree/change of use relationships. I recommend that any future iteration of layout seeks to remove foreseeable arboricultural conflicts with the proposed change of use by excluding the root protection areas of the trees from any rear amenity areas of the new residential properties. There	

would appear to be plenty of space/scope to accommodate what is a recognised design approach to modern place setting, i.e. conserve the key landscape features from the knock on effects of the change of use to avoid the need/desire to prune and reduce tree sizes and potentially likely future life expectancies.

ANY RECOMMENDED CONDITIONS:

Yes – Standard Outline condition for tree protection prior to commencement of anything on site that enables enforcement:

Outline Approval Tree Protection condition

No development shall commence within any Reserved Matters Area or on works to construct the accesses hereby approved, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the relevant part of the site, until the following preliminaries have been completed in the sequence set out below:

- a) A plan shall be submitted to show all trees on the relevant part of the site to be retained as well as those off-site whose root protection areas ingress into the relevant part of the site, such trees shall be fully protected by tree protective fencing affixed to the ground and robust ground protection measures as necessary, in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- b) Once installed and inspected and approved by the Local Planning Authority Tree Officer, the barrier fencing and any other ground protection measures shall be maintained during the course of the development works for that phase or sub-phase and until all machinery and surplus materials have been removed from the site.
- c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:

ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

DEPARTMENT:

STRATEGIC PLANNING - SPECIALISTS

DATE:

07/07/26