



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Parcel at 520241 133665 Wimland Road Faygate
DESCRIPTION:	Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the construction of a primary road through Sub Phase 2C, footpaths and cycleways, foul and surface water drainage including SuDS basins, landscaping, and associated infrastructure.
REFERENCE:	DC/26/0731
RECOMMENDATION:	Advice / More Info / Minor modification to Northan S.U.D.S basin
SUMMARY OF COMMENTS & RECOMMENDATION: The application is supported by a BS:5837 survey, Arboricultural Impact Assessment, Method Statement, and Tree Protection Plan prepared by David Jarvis Associates on behalf of Legal & General (Strategic Land North Horsham) Limited. This provides a fair assessment of the quality of the surveyed trees and the potential impacts arising from the proposed development. Overall, the submitted arboricultural information demonstrates balanced approach to accommodating development while seeking to retain the higher value trees, wherever practicable. Some minor modification to the position of the attenuation basin in the north of the site is recommended, particularly where it is located at the very edge of tree Root Protection Areas. This is to ensure that appropriate working space is maintained between the fenced RPA areas, and any proposed excavation works.	

MAIN COMMENTS

Trees to be removed

The following trees and groups are proposed for removal: T277 Common Ash; T288 Beech (C2); T359 Common Ash; G404 Mixed Broadleaves (C2); T458–T460 Common Ash (C1–C3); T461 Common Ash (C1); T482 Pedunculate Oak (B2); T502 and T504 Pedunculate Oak (B1–B2); G509 Hornbeam x4 (C2); G789 Mixed Species Group (C2); T812 Alder (C1/2); G813 Alder (C2); T902 Alder (C2); T903 Common Ash (U); T904 Alder (B2); T905 Goat Willow (U); T906–T907 Goat Willow (C2); T908 Pedunculate Oak (C1/2); and G926 Common Alder x15 (C2).

The key losses from an Arboricultural standpoint are T482 Pedunculate Oak (B2); T502 and T504 Pedunculate Oak (B1–B2)

These removals are proposed to facilitate the proposed road alignment. While the loss will be evident in the short-term, the retention of the majority of the existing tree belts, together with proposed mitigation planting, should be sufficient to offset impacts on visual amenity over time.

Root Protection Area (RPA) observations

Paragraph 6.37 of the AIA states that the pond design may be refined to avoid or minimise RPA incursions due to regrading works proposed within the RPA of T787. However, at present it is unclear whether this can be achieved.

As such, given the absence of certainty regarding this aspect of the scheme, it is not considered appropriate for the extent, depth, and location of any ground level changes to be determined on an ad hoc basis during construction, as advised in the AIA, AMS. Retention of existing ground levels would be preferable to avoid potential adverse effects on rooting conditions and long-term stability of the tree in question.

Whereby suppose the incursions are found to be unavoidable at the build out stages of the development, it would be too late for the Council to make an informed assessment of this impact. Therefore, it would be beneficial if detailed design information were provided in advance; even if this is provided as a worst-case scenario document, because a watching brief alone is not considered to be sufficient in this instance.

Road and site layout observations

The layout appears to demonstrate that consideration has been given to avoiding impacts on higher-category trees. Category 'A' and the majority of Category 'B' trees are retained, and infrastructure has generally been aligned to pass between key features; this is welcome.

In locations such as the Pegasus/Culvert area, the tree impacts are largely confined to lower-quality trees, including declining Ash and understorey vegetation, with more prominent Oak specimens retained, and safeguarded. Similarly, west of Pond 9A, the removal of young Alder groups of limited merit is unlikely to result in significant lasting tree loss induced landscape harm.

The second culvert crossing represents the most notable intervention within woodland. However, it has been aligned to retain two Category 'A' Oaks and passes through Ash trees significantly affected by Ash Dieback (*Hymenoscyphus fraxineus*). Given the reduced condition of the Ash trees in this area, and their eventually foreseeable removal on conditions grounds, the overall impact as a result of their removal is considered to be less significant when assessed within the wider scheme as a whole.

Elsewhere, including the northern road section and Pond 10A outfall, the limited removal of Category 'B' trees is offset by the retention of adjacent higher-value trees and the wider planting proposals as part of the scheme.

In relation to the northern SUDS basin, please see below. Whilst it is located outside adjacent RPAs, its proximity results in limited working space along the southern and western extents. A minimum 1 metre offset between the RPA boundary and areas of excavation, would be welcome and this is recommended to ensure adequate working space and to avoid inadvertent encroachment into RPAs during construction phase of the basin.



ANY RECOMMENDED CONDITIONS: If minded approving without the above points addresses in full, please use the following conditions.

6.8 Arboricultural Method Statement - Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [**INSERT - Title, Reference, Date**].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

Regulatory Condition: Notwithstanding the approved Arboricultural Method Statement and Tree Protection Plan, no development shall commence until an Arboricultural Supervision and Monitoring Plan has been submitted to and approved in writing by the Local Planning Authority (LPA).

- i. The Plan shall include but not be limited to the name and qualifications of the appointed Arboriculturist, define the scope of supervision (including works within or near Root Protection Areas), and set out a schedule of inspections (pre-commencement, key stages, ongoing monitoring, and post-construction) with procedures for addressing non-compliance.
- ii. The appointed Arboriculturist shall undertake the approved supervision and submit written reports to the LPA within 20 working days of each visit. Development shall be carried out in accordance with the approved Plan and any agreed remedial measures.
- iii. Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing number Tree Protection Plan, Drawings numbered: (Insert plan ref here), dated
- iv. This condition shall only be discharged following completion of the development and submission of satisfactory evidence of monitoring and compliance.

Reason: To ensure the protection and retention of important trees and hedgerows in the interests of amenity, biodiversity, and environmental sustainability, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	08/06/26