



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Thakeham Mushrooms Site, Storrington Road, Thakeham
DESCRIPTION:	Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure
REFERENCE:	DC-26-0266
RECOMMENDATION:	Advice / More Information
SUMMARY OF COMMENTS & RECOMMENDATION:	
Arboricultural impacts should be avoided at the design stage. The most visually significant belt of remaining mature trees at/adjacent to the site are the oak trees on the road frontage. These trees already have their key rooting areas constrained by existing hard landscaping and buildings. The utilities proposals do not respect this tree belt appropriately, requiring excavations for services installation within the area that should be an exclusion area from such activity. As formerly, I recommend that this aspect of site development is re-routed to avoid negative impacts on future tree health of this key soft landscape element of the local landscape character.	
MAIN COMMENTS:	
The revised application has very similar arboricultural implications to that formerly considered in respect of the recent application (Ref: DC/24/0021) for greater housing density. The condition of the row of Lombardy poplars has led to the decision to remove them if the site is to be developed for housing. Their limited foreseeable safe useful life expectancy makes them undesirable/too great a liability for inclusion in close proximity to a housing estate. This has significant impact on the landscape setting. Mitigation planting should include trees of large future stature with sufficient space for them to establish and grow to their potential without causing foreseeable longer term issues. This design requirement needs attention at this stage of the planning process in	

addition to the street tree planting requirements that the NPPF imposes for new residential development of the proposed scale.

As formerly highlighted, the foul drain connection proposed is not a shallow excavation and thus it would not be in accordance with the relevant design standard to excavate it using hand tools as potentially mooted. The avoidance of broaching this fundamentally significant design element with a specific solution at this juncture is of concern in terms of the actual options available for the chosen route.

The relevant design standard – BS5837:012 – Trees in relation to design, demolition and construction – Recommendations is clear, that mechanical trenching for the installation of underground apparatus and drainage severs any roots present and can change the local soil hydrology in a way that adversely affects the health of the tree/s. For this reason, particular care should be taken in the routeing and methods of installation of all underground apparatus. Therefore, **wherever possible, apparatus should be routed outside Root Protection Areas (RPA's).**

In this instance, it would appear possible to route the sewer outside of the minimum recommended RPA of trees of significant landscape merit on/adjacent to the site and therefore I recommend that the development proposal be re-designed to remove the utility run from the root protection areas of the roadside oak tree belt.

However, if minded to approve the development on the basis of the information submitted to date, as previously I strongly recommend a specific condition to control the installation of this utility line via a trenchless solution only.

ANY RECOMMENDED CONDITIONS:

Yes –

Standard conditions: 3.8 Pre-commencement implementation of tree protection measures; 3.9 Arboricultural Method Statement submission and approval requirement.

Site specific condition - 3.7 Underground Services (Amended)

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement and the specific requirement for no excavations (trenchless installation methods only) for any services within the minimum recommended root protection areas of retained trees. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:

ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

DEPARTMENT:

STRATEGIC PLANNING - SPECIALISTS

DATE:	18/03/26
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