



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Horsham District Council – Planning Dept                                                                                                                                                                |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Sandgate Nursery, West End Lane, Henfield                                                                                                                                                               |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Outline application for access only</b> – for erection of a retirement community of upto 72 units of accommodation and upto 10 starter homes with associated, access, landscaping and infrastructure |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | DC/23/0189                                                                                                                                                                                              |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Advice/More Information                                                                                                                                                                                 |
| <b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                         |
| <p>The remaining boundary trees of merit to the West of the site and the veteran oak beyond the PROW to the South of the site are shown as having utility trenching (and a new “woodland path”) through their root protection areas in order to connect the indicatively shown attenuation basins.</p> <p>Whilst the masterplan layout for housing may now be marginally outside of the minimum root protection area of the veteran oak (no tree survey measurements provided in this respect) the path and utility connections as shown would require engineering foreseeably damaging to tree roots, rooting areas and future tree health.</p> <p>If the provision of utilities to support an outline application for upto 72 units is required at this stage of the planning process to fairly assess the applications viability/landscape impact, a revised scheme will need to be provided that clarifies that no new build or associated infrastructure impingement is required within the minimum recommended RPA’s of the retained trees in order for it to be acceptable in principle on arboricultural grounds.</p> |                                                                                                                                                                                                         |
| <b>MAIN COMMENTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                         |
| <b>See previous consult response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                         |
| <b>ANY RECOMMENDED CONDITIONS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                         |
| <b>See previous consult response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                         |

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| <b>NAME:</b>       | ANDY CLOUT – ASST. ARBORICULTURAL OFFICER |
| <b>DEPARTMENT:</b> | STRATEGIC PLANNING - SPECIALISTS          |
| <b>DATE:</b>       | 27/02/24                                  |

Drawing No. SNH / P23 / 02 Rev. B

