



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Rascalls Farm, Shipley Road, Southwater
DESCRIPTION:	Variation of Conditions 1, 5, 6, 11, 13, and 19 and Removal of Conditions 7 and 9 of previously approved application DC/24/0249 (Reserved matters application for the erection of 96 dwellings and ancillary parking and landscaping following approval of outline application DC/20/0695 (up to 100 residential units with associated vehicular and pedestrian access), relating to layout, scale, appearance and landscaping) relating to plans, arboricultural measures and water neutrality.
REFERENCE:	DC-26-0135
RECOMMENDATION:	Modification - Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
The proposed design amendments require construction of hardstanding within the minimum recommended root protection areas/buffers of both the Oak tree near the entrance, subject of a Tree Preservation Order, and the veteran oak on the Southern boundary (the more recently employed surveyor disagrees with the formerly agreed/approved status in this respect).	
Neither of these design alterations is acceptable. This point has already been discussed in respect of the TPO oak tree affected by DC/25/1975. The incursion within the buffer of the Veteran oak is contrary to the NPPF guidance for assessing new development that respects these irreplaceable landscape assets.	
The requirement for specialist engineering within tree RPA's to achieve a drainage outlet solution in the SE corner of the main field was a recognised direct impact on the bounding oak trees. The technical note provided for as low an impact solution as possible. The 'no-dig' swale approach that was approved by the consulting engineer at the time was considered on balance, within the context of development to be secured, as an appropriate approach.	
The revised proposed excavation approach for drainage connection is foreseeably significantly more harmful to the trees as it will involve direct root severance contrary to the relevant industry standard BS5837.	

It was recommended that the former approval for development (DC/24/0249) had a condition requiring an arboricultural method statement (AMS) to be provided. This was also clearly recognised as being important within the arboricultural submissions made by the applicant.

Regrettably, this was not formerly required in the decision notice. If an amended layout/form of development is latterly found to be acceptable please ensure that standard condition 3.9 is used where recommended by the Tree Officers.

An appropriate AMS including all elements of arboricultural concern and particularly arboriculturist monitoring and supervision is rarely possible to be drafted prior to a planning decision being made. In major development for housebuilding it is never the case that a draft AMS, outlining potential methods without detail or conditional compliance control will be acceptable in this respect. It must be latterly secured by condition to enable an appropriate low impact arboricultural approach to be agreed and complied with.

Where an extended footpath connection/footpath upgrading is required upto the boundary of/within the root protection area of any trees within the Ancient Woodland, it should be of a no-dig design that accords with the recommendations of BS5837. Not of a compactable above ground design as currently proposed.

MAIN COMMENTS:

N/A

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

DEPARTMENT:

STRATEGIC PLANNING - SPECIALISTS

DATE:

04/03/26