



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Parcel at 519465 134242
DESCRIPTION:	Application for Approval of Reserved Matters (layout, scale, appearance, internal access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 13 comprising 156 (C3 Use) residential units, car and cycle parking, drainage, internal roads, and associated infrastructure
REFERENCE:	DC/26/1242
RECOMMENDATION:	Advice / More info
SUMMARY OF COMMENTS & RECOMMENDATION: The application is supported by an Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) prepared in support of the proposed reserved matters application. The submitted information demonstrates that the layout has largely been designed around the existing arboricultural constraints present on and adjoining the site and seeks to retain all Category A and B trees; this is positive. The principal arboricultural impacts relate to incursion into the Root Protection Area (RPA) of T018, T024 and T179. The site adjoins an area of designated Ancient Woodland, and the submitted information confirms that built development and drainage is located outside the minimum 15m buffer; this is welcome.	
MAIN COMMENTS: Ancient Woodland The site adjoins an area of designated Ancient Woodland along its eastern boundary. The submitted AIA confirms that all built development is located outside a minimum 15m buffer from the woodland edge, in accordance with current guidance.	

Furthermore, based on the submitted drainage information, it would appear that neither the Ancient Woodland nor the associated buffer zone would be affected by the proposed drainage infrastructure, including surface water drainage, foul drainage and SuDS features.

Trees Proposed for Removal

The development does not require the removal of any Category A or Category B trees.

The only removals relate to approximately 15m of hedgerow G023 to facilitate the new access, together with limited and selective works to vegetation within Group G183 associated with the proposed footpath and pond area. Both groups are categorised as Category C vegetation, with the majority of existing vegetation being retained.

As such, the proposed losses are not considered significant from either an arboricultural or landscape amenity perspective and are capable of being suitably mitigated through the proposed landscaping scheme.

Root Protection Area (RPA) Incursions

Tree T018 is a Category A Oak with a calculated RPA of 163m². The proposed perimeter road would result in an incursion of approximately 3.2m², equating to around 1.9% of the overall RPA.

Whilst BS5837:2012 advises that incursions into RPAs should generally be avoided wherever possible, the extent of encroachment in this instance is limited and confined to the outer extremity of the RPA. Based on the information submitted, the impact on the long-term health and retention of the tree is likely to be negligible and does not raise a significant concern.

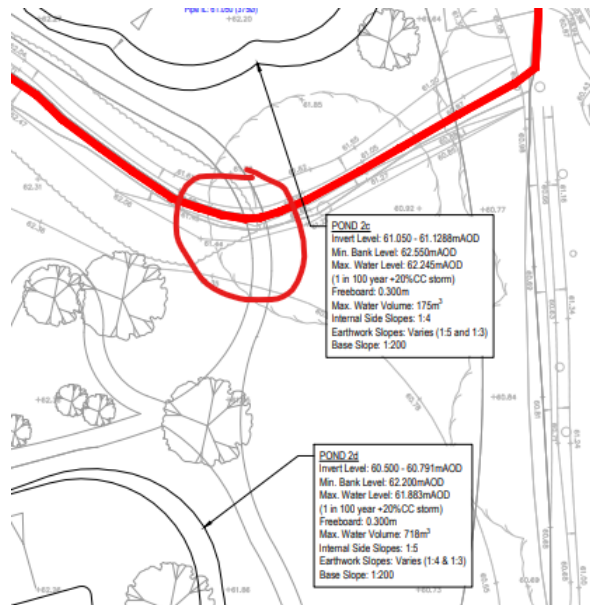
Trees T024 and T179 (Low-Dig Footpaths)

The proposed pedestrian footpaths encroach into the RPAs of T024 and T179. The submitted assessment identifies incursions of approximately 6.5% and 8% respectively. These levels are generally considered acceptable under BS5837:2012 where suitable mitigation measures are employed.

The proposed low-dig construction methodology, incorporating porous surfacing and cellular confinement systems, is in this instance considered appropriate and should help minimise impacts on the rooting environments of the retained trees.

However, whilst the direct impact of the footpath with the RPA of T024 itself appears limited, it is noted that the route crosses an adjacent ditch/shallow depression to the south, that would likely require a bridge structure or something similar to be built within the RPA of T024. As such, it would be preferable for both the footpath and any potential associated bridge structure to be located outside the RPA of the tree.

Please see below, taken from the Drainage Layout Sheet 2 of 2 Drw No. - MOW-GLA-RM13-PH2-1202



Veteran and Higher Value Trees

The site contains a number of Category A and Category B Oak trees, including veteran trees and specimens exhibiting veteran characteristics, such as T014, T017, T018 and T166.

The submitted layout appears to have been designed to retain these important trees and generally respects their RPAs and long-term growing requirements. No significant direct impacts upon these higher-value trees have been identified, and the development is not considered likely to adversely affect their long-term contribution to local landscape character or visual amenity.

Tree Protection Measures

The submitted AMS includes details of tree protection fencing, site supervision procedures and construction methodologies intended to safeguard retained trees throughout the development process. These measures accord with the key principles of BS5837:2012 and, when read in conjunction with Drawing Reference RM13 - Tree Survey (2898-5-2-33), which identifies the location of tree protection fencing and areas requiring special construction techniques, are considered generally acceptable.

Notwithstanding the above, the outstanding concerns relating associated works within the RPA of T024 should be resolved before it can be concluded that all arboricultural impacts have been addressed in full.

ANY RECOMMENDED CONDITIONS: None at this stage.

NAME:

Andy Bush Arboricultural officer (Planning)

DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	23/09/26