



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mowbray Employment Park Horsham
DESCRIPTION:	Outline planning application (all matters reserved) to provide an Employment Park comprising flexible commercial, industrial and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e) including pharmacy) and commercial leisure.
REFERENCE:	DC/26/1240
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
Please note that these comments are based on a desk-based review of the submitted Arboricultural Impact Assessment (AIA) and supporting information. Whilst I am familiar with the site and surrounding area from previous visits, no recent site inspection has been undertaken as part of this consultation response. The submitted AIA advises that the majority of retained trees and hedgerows can be accommodated within the outline proposals. However, the extent of hedgerow removal has not been quantified, and there is insufficient information at this stage to fully assess the potential impacts associated with roads, drainage, utilities and other infrastructure where these may encroach within retained trees' Root Protection Areas (RPAs). Further detail will therefore be required at the reserved matters stage to demonstrate that retained trees and hedgerows can be satisfactorily protected and accommodated.	
MAIN COMMENTS:	
The submitted masterplans appear to have broadly taken account of the site's arboricultural constraints, with the majority of hedgerows, watercourse corridors and higher quality trees retained within landscape buffers. The AIA confirms that all Category A and B trees are to be retained, with the exception of T354, a Category U dead Oak, which is unsuitable for long-term retention. The principal arboricultural features across the site, including T276, T294, T319, T330, T343-T350, T355 and T357, are proposed for retention and should be afforded adequate separation from future built development, including industrial units, roads, drainage infrastructure, services and any proposed changes in ground levels.	

The development proposals will require the creation of three access points through existing hedgerows. However, the submitted information does not clearly identify the hedgerows affected, or the extent of loss required.

Whilst the indicative layouts appear to have been designed around the site's key arboricultural features, it is noted that Option 2 appears to position a building and hardstanding immediately adjacent to the Priority Woodland Habitat on the north-eastern boundary. This is not supported due to the potential for shading, edge effects and root disturbance. The alternative options, which retain a landscaped buffer to the woodland edge, are encouraged.

It is noted that Bush Copse Ancient Woodland, located to the northwest of the site, lies sufficiently distant from the proposed development area and no ancient woodland concerns are therefore raised.

No Tree Protection Plan has been provided demonstrating the relationship between retained trees, development parcels, drainage infrastructure, roads, services and RPAs. The AIA states that significant construction has been positioned outside RPAs, with any incursions limited to low-dig surfacing and parking areas, although no quantification of these incursions has been provided.

Whilst the AIA states that incursions into RPAs will be limited to low-dig surfacing and parking areas, no assessment has been provided to demonstrate the extent of these incursions or their likely impact on retained trees. This will need to be addressed at the Reserved Matters stage, if approved.

Any future Reserved Matters submission will need to be supported by a detailed Arboricultural Method Statement and Tree Protection Plan demonstrating that retained trees and hedgerows can be adequately protected throughout construction in accordance with BS5837:2012, and the RPAs of retained trees being free from any major built forms and access roads.

ANY RECOMMENDED CONDITIONS: Yes - 3.9 Arboricultural Method Statement – Protection details required

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	24/09/26