



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Berkeley Homes Development Site, Worthing Road, Southwater
DESCRIPTION:	Minor Material Amendment (Section 73) to vary condition 2 of application reference DC/24/0772 (non material amendment to previously approved application DC/18/1246) to The development hereby approved comprises 199 no. residential dwellings including 61 affordable dwellings and vary the plans approved under condition 1 of application reference DC/18/1246
REFERENCE:	DC-24/1158
RECOMMENDATION:	Advice / No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
Proposed design amendments to the layout have negative connotations in terms of the relationship of new build and hardstanding to two of the few remaining mature oaks on the Eastern boundary of the field, within the rear gardens of the properties in Woodlands Way. The trees are of significant visual amenity within the urban fringe landscape and have the potential to give at least 20 years further value to new well designed urban development. I recommend that the design is amended to comply with the minimum recommendations of the relevant design standard (BS5837: 2012 - Trees in relation to design, demolition and construction – Recommendations).	
MAIN COMMENTS:	
The extent of new hardstanding proposed within the minimum recommended Root Protection Area (RPA) of oak tree T132 is too much and does not comply with the minimum recommendations of the British Standard. The tree is constrained by existing build and hardstanding to the East and thus designing to ensure that it does not have an excessive amount of new hardstanding within its unsurfaced RPA is critical to its longer term health.	

The relationship of proposed plot 133 is too close to the Oak tree (ref: T130) subject of Tree Preservation Order no 0227.

The build out will foreseeably require development operations within its minimum recommended RPA, which despite being greenfield development has not been designed to enable robust protective fencing around the entire minimum recommendation in this respect.

This type of build out requirement is symptomatic of a design of new habitable build and associated amenity space that is too close to the tree and will foreseeably place additional future pressure on the tree for lopping/felling in the future.

New design should seek to ensure that the tree has a better designed relationship to the new housing development that recognises the value of the mature specimen to the visual amenity of the area.

ANY RECOMMENDED CONDITIONS:

Yes - if on balance minded to approve current layout or following amendment to comply with the relevant design standard minimum recommendations –

Standard Pre-commencement conditions 3.8 Tree protection implementation and 3.9 Site Specific Arboricultural Method Statement

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	25/09/24