



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of New House Farm Old Crawley Road Faygate
DESCRIPTION:	Outline Planning Application for up to 120 dwellings
REFERENCE:	DC/26/0671
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The application is supported by an Arboricultural Impact Assessment (AIA) prepared by Arbor Track Systems Ltd. The AIA provides a fair assessment of the quality and condition of the trees within the site, as well as those within influencing distance of any works associated with the proposed scheme. The site is located on the periphery of the built-up area of Horsham Town, within the High Weald AONB, and has historically been used for arable crop planting. The field is tree-free; as such, the overall tree-related impacts are modest in nature. .	
MAIN COMMENTS	
Tree Removals and Surgery Work	
Trees T16 (Wild Cherry), T17 and T18 (both <i>Elm spp.</i>), trees 18, 21 and 21a (both Ash), and a section of hedge H19 (partial) are proposed for removal to facilitate the development. None of the proposed removals relate to mature trees, and despite the roadside setting of trees T16, T17 and T18, I am not of the view that their removal will result in any significant loss of amenity to the immediate or wider area. Subject to appropriate replacement planting, these losses can be satisfactorily compensated for elsewhere within the site. Dutch Elm Disease-resistant elm varieties, such as <i>Ulmus lutece</i> ('Nanguen') and <i>Ulmus</i> 'New Horizon', should be used to replace trees T17 and T18. The loss of the section of H19, will also need to be compensated for though ne hedgerow planting elsewhere at the site.	

Root Protection Area Observations

The only built form proposed within the Root Protection Areas (RPAs) of retained trees relates to a new pedestrian footway within the RPAs of roadside trees along Old Crawley Road. These trees are T12 (Field Maple), T14 (Field Maple), and T15 (Ash). Due to their roadside setting, these trees are readily visible within the local street scene and make a positive contribution to the character of the area.

The author of the Arboricultural Impact Assessment considers that, provided the footway is constructed using an above-ground “no-dig” specification, the trees will not be adversely impacted by the works and can tolerate this form of construction. However, confirmation is required from the Highways Authority that they are prepared to adopt a “no-dig” pavement construction.

Under BS 5837:2012 (*Trees in Relation to Design, Demolition and Construction*), an RPA is defined as the minimum rooting area required to support the tree’s natural functions.

Paragraph 5.3.1 of the standard advises:

“The default position should be that structures are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s)...”

Where operations within the RPA are proposed, the project arboriculturist should:

- Demonstrate that the tree(s) can remain viable and that any area lost to encroachment can be compensated for elsewhere, contiguous with the RPA; and
- Propose mitigation measures to improve the soil environment used by the tree for growth.
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The standard also advises at paragraph 7.4.2.3 that:

“New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA,” regardless of construction method.

The proposed RPA encroachment for trees T14 (Field Maple) and T15 (Ash) appears to slightly exceed the 20% threshold; confirmation of this should be sought.

To ensure compliance with BS 5837:2012, consideration should be given to amending the route of the footway further to the east so that it passes behind the trees. This would remove development from within the RPAs of T12, T14 and T15, allowing the footway to be constructed using standard methods. However, it is acknowledged that the final route of the footway could be determined at the Reserved Matters stage if this Outline application is approved.

Site Layout Observations

The proposed landscape buffer and the spatial separation between the built form of the dwellings and the woodland to the southeast of the site are welcomed and will help to preserve the woodland edge.

The rear gardens of plots 10, 11 and 12 are southwest facing. To the rear of these properties is a belt of mature, predominantly off-site broadleaf trees. While this may allow increased light penetration during the winter months, the same arrangement during summer, when garden use is highest, may lead to pressure for pruning works to increase light levels within the gardens.

Nevertheless, it is acknowledged, that the relationship between the proposed dwellings and the tree in this area is more favourable than the arrangement previously proposed under the earlier application for the site.

ANY RECOMMENDED CONDITIONS: yes –

6.8 Arboricultural Method Statement - Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [INSERT - Title, Reference, Date].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	23/06/26