Horsham District Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Horsham Horsham
DESCRIPTION:	Reserved Matters application pursuant to Condition 5 for the provision of a Neighbourhood Equipped Area of Play and Open Access Ball Court within Phase 2, and associated landscaping, drainage and infrastructure of Outline Planning Permission reference DC/16/1677 for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.
REFERENCE:	DC/26/1574
RECOMMENDATION:	More info

SUMMARY OF COMMENTS & RECOMMENDATION:

The submitted BS5837 Survey, Arboricultural Impact Assessment (AIA) & Method Statement (AMS), prepared by David Jarvis Associates Limited (August 2026), repeatedly refers to a Tree Protection Plan (TPP); however, no TPP has been submitted.

The TPP is referenced throughout the report, including within the scope of works and the AMS, where it is relied upon to inform tree protection measures, contractor briefing and site supervision. The document refers to the TPP on at least five occasions (paragraphs 1.6, 6.2, 6.3, 6.6 and 6.12), yet no corresponding drawing has been provided. In the absence of the TPP, it is not possible to fully assess the extent of RPA incursions, the location of protective fencing, construction exclusion zones, or the relationship between retained trees and the proposed works.

In addition, the submitted drawing PHASE 2 NEAP/OABC - HARD SURFACE & BOUNDARY TREATMENT PROPOSALS (Drw No. DR-0003 Rev. S5-P4) appears to identify a linear ground feature to the west of T496 and T500, potentially a ditch. Whilst the nature of this feature is unclear, it may have influenced root development on the western side of these trees. The RPAs appear to have been derived using the standard circular methodology, and it has not been demonstrated that the potential influence of this feature on root distribution has been considered. Consequently, the submitted RPAs may not accurately reflect the likely rooting environment of the trees, and the extent of development encroachment may therefore be greater than currently indicated; please seek clarification on this.

As such, currently insufficient information has been provided to demonstrate that retained trees can be adequately protected throughout the construction process in accordance with BS5837:2012. A Tree Protection Plan should therefore be submitted, together with further justification of the RPA assessment where appropriate.

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS: None at this stage

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	20/11/26