HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Horsham, Horsham
DESCRIPTION:	Reserved matters application (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for Phase 1 RM Area 4 comprising 82 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads and associated infrastructure.
REFERENCE:	DC/26/0909
RECOMMENDATION:	Advice / modification
2nd response in Red	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The submitted Arboricultural Method Statement and supporting tree protection plans relating to development at Nr Moat Road North Horsham RM4 is a fair assessment of the tree related impacts of the scheme.

However, I concur with the Trainee Landscape Architect's comments regarding the placement of the boundary and retaining wall for Plot 75 within the RPA of Oak T18, due to the likely excavation required for wall foundations. This encroachment does not appear to be identified within the arboricultural information submitted under this application or the details approved under Condition 16 (DISC/26/0188). While the proposed incursion appears to be within BS 5837:2012 parameters, development within an RPA should ideally only occur where it is unavoidable and appropriately justified.

As such, consideration should be given to revising this element of the scheme. In particular, the boundary treatment and retaining wall associated with Plot 75 should be amended and squared off to avoid encroachment into the RPA, unless adequate arboricultural justification is provided to support the proposed arrangement. As Oak T18 forms a significant component of the tree belt and contributes materially to its long-term structure and amenity value, the proposal must clearly demonstrate that the tree can be retained in the long term without unacceptable impact arising from the development. Subject to this issue being satisfactorily addressed, the remaining arboricultural considerations associated with the scheme appear acceptable in broad terms. Concern addressed in full.

If the above concern is resolved through an appropriate revision to the layout or supported by adequate justification, it is likely that the development could proceed without giving

rise to any significant adverse impact on the retention, health, or longevity of the trees to be retained within the site.

MAIN COMMENTS: N/A

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:	12/08/26 20/11/26