



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Billingshurst Business Park (Phase 3) Hilland Road Billingshurst
DESCRIPTION:	Engineering operation to create attenuation basins and swale.
REFERENCE:	DC/26/0454
RECOMMENDATION:	Advice / More info/ Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

The application has not supported by any tree protection measures for the mature oak located to the north of the S.U.D.S. basin. The tree's key rooting area has already been heavily constrained by the new development to the north and, additionally, by the proposed access road to the east.

The S.U.D.S. basin, as proposed (see below), is sited directly on the edge of the tree's Root Protection Area (RPA). This arrangement does not allow for an appropriate level of spatial separation between the excavation area and the tree, nor does it provide sufficient working space to complete the works, particularly if undertaken from the north of the basin.



As such, consideration should be given to relocating the basin 3m to the south to ensure that the tree in question's key rooting area is not further adversely impacted by the works at the site. Appropriate tree and ground protection measures will also be required, with the aim of preserving the tree's RPA from the foreseeable negative impacts of the construction process associated with the formation of the basin.

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS: If minded to approve, with the above concerns not addressed, please secure an Arboricultural Method Statement, including tree protection measures, by condition.

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:	15/05/26