HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Birchwood Lodge Shaws Lane Southwater
DESCRIPTION:	Demolition of existing dwelling, and erection of new 3-bedroom dwelling and detached garage.
REFERENCE:	DC/25/0070
RECOMMENDATION:	Advice / modification
2nd Comments in Red	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: The Submitted Arboricultural Impact assessment, Methods Statement, and the Tree Constraints, retention and protection plans are a fair assessment of the tree related impacts of the development proposals at the site. However, it is noted that although the woodland to the south of the site has been references in the Existing Site Information, at paragraph 1.5. the author hasn't identified that this woodland is classified as being Ancient Woodland.	

MAIN COMMENTS:

The site is somewhat off the beaten track and is located at the southernmost end of Shaws Lane. A designated public footpath runs north to south along the western boundary of the site. The tree stock at the site ranges in age and species, with the mature trees being mostly Oak and Field maple.

Only 2 groups of trees are indicated for removal to facilitate the new garage these are - TG28 and SH29. The removals refer to category C trees, of low merit and mammal landscape value; no concerns are raised with the removal of these trees.

The proposed tree surgery works to trees T10, T12, and 13 is modest. If undertaken with care and following the guidance set by the current industry standard Bs 3998 Tree Work—Recommendations 2010, they will not harm the affected trees or how they are viewed within the local landscape context.

The existing access drive for the property Root Protection Areas (RPAs) of retained trees. T11, T12, and T13 the proposal to maintain the existing surface for the duration of the development is positive. Given the longstanding relationship between the trees and the drive, and because it is proposed to be replaced with a no-dig surface, such as a three-dimensional cellular confinement system with parous top surface; no significant concerns with this aspect of the proposal.

The proposed garage is partly located within the RPA of an offsite tree Field maple T27 extent of the incursion in this instance is considered to fall within totable limits whereby it is below 20%, and the tree in question is of modest landscape value.

The main tree-related concern with the development proposal at the site is the location of the new property with the 15m buffer of the Ancient Woodland (AW) to the south. AW is defined as an irreplaceable habitat under the NPPF. Since AW now covers less than 3% of England's landmass, policies have arisen in recent years attempting both to stem the loss of such sites and indeed to protect them for future generations. Central to this is the need to maintain a buffer zone of at least 15 metres from the boundary of the AW and new development.

It is acknowledged that the existing dwelling is located at around 11.6m to the north of the edge of the AW and is therefore within the AW buffer. However, to meet with requirements of the NPPF to ensure that the AW is not impacted by development the new building would need to be relocated and moved to the north, to maintain a 15m buffer between the development and the AW to the south.

Please request that the position of the new dwelling is moved outside of the 15 AW buffer and re-consult.

The amended location of the dwelling, which is now shown to be outside of the AW buffer, is satisfactory. Moving the building has reduced the need for any ground protection measures within the RPA of T23, but it has rested in the garage being moved further to the north, within the RPA of the Oak T11. Where this is the case, it appears to be below 20% of the total RPA, and the use of a Pile and Beam Construction for the foundations has been proposed, subject to site/ ground investigation. If this is achievable, it would minimise the overall impact on T11.

If minded to approve, given the main garden area of the dwelling would fall with the AW buffer, I would recommend that the General Permitted Development rights be removed from the property by use of the recommended condition. This would provide long-term protection to the AW buffer, by preventing the creation of any new hard surfacing within the buffer zone without the need for planning approval.

And AMS, and TPP compliance conditions are used to ensure the works are completed in accordance with the AMS, and TPP 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).

ANY RECOMMENDED CONDITIONS: Yes -

Regulatory Condition: Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Class F of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage of the dwelling, unless permission is otherwise granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To ensure the successful and satisfactory protection of important irreplaceable habitats, such as the nearby Ancient Woodland in accordance with Policy 33 of the Horsham District Planning Framework (2015)

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).

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 the following preliminaries have been completed in the sequence
set out below:

i. All trees on the site shown for retention on approved drawing number Tree Protection Plan[INSERT - Title, Reference, Date]., as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

ii. Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing number Tree Protection Plan ……..

iii. Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. 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.

iv. Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing number Tree Protection Plan……..
All works shall be carried out in strict accordance with the approved details.

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
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	04/03/25 23/04/25