



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land to the North of High Bar Lane Thakeham
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3 (demolition and construction details), 5 (updated Arboricultural Method Statement), 6 (updated Tree Protection Plan), 7 (underground services), 8 (means of foul water disposal), 9 (contamination), 10 (CEMP: Biodiversity), 11 (surface water drainage), 12 (materials and finishes) and 16 (maintenance and management of drainage scheme) to approved application DC/26/0209 (Variation of Condition 1 and Removal of Conditions of previously approved application DC/23/2152 (28 dwellings and associated engineering operations and works) relating to water neutrality, and to allow use of HEMSPAN as a construction method; and replace flats with terraced houses and other amendments as part of an amended housing (market and affordable) mix).
REFERENCE:	DISC/26/0222
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The working methods and tree protection measures detailed within the Arboricultural Method Statement (AMS) relating to the development at Land at High Bar Lane, Thakeham, prepared by Keen Consultants (dated July 2026), together with the Tree Protection Plans (TPPs) Ref. 1721-KC-XX-YTREE-TPP01 Rev G and Rev F, are considered to meet the requirements of BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

Whilst hand digging is proposed for the drainage run from the southern attenuation basin to the adjacent ditch to the east, the route passes within the RPA of tree group 21. However, as the trees are located on the eastern side of the ditch, it is considered that the ditch is likely to have limited root development into the site. Therefore, the proposed hand-dig installation is not considered to be unacceptable in this instance.

Provided that the working methods and tree protection measures contained within the AMS and TPP's are followed and implemented in full, they should ensure that the retained trees on the site are appropriately safeguarded throughout the construction process and during any associated landscaping works following completion of the build out stages of the development.

As such, no arboricultural concerns are raised with the tree related aspect of the approval of details reserved by condition 5 (updated Arboricultural Method Statement), 6 (updated Tree Protection Plan), 7 (underground services), 8 (means of foul water disposal), 11 (surface water drainage) to approved application DC/26/0209, nor are any concerns raised with the variation of Condition 1 and Removal of Conditions of previously approved application DC/23/2152; please determine as you see fit.

MAIN COMMENTS: N/A**ANY RECOMMENDED CONDITIONS: N/A**

NAME:	Andy Bush Arboricultural officer
DEPARTMENT:	Specialist team Strategic Planning
DATE:	14/08/26