

WSCC COUNTY ARBORICULTURIST response to planning consultation

Application reference number: WSCC/013/24

Location: Hooklands Farmhouse, London Road, Ashington, West Sussex, RH20 3AT

Proposal: Land raising and regrading of agricultural land to alleviate noise, air and light pollution from the A24

District: Horsham

Date: 07/03/2024

Summary response: Further information required.

Response:

An Arboricultural Implications Assessment (AIA, ref. J61.50) has been submitted, which in principle, is supported. To ensure the adequate preservation of retained trees and provision of new trees, pre-commencement conditions will likely be recommended requiring the submission a detailed arboricultural method stated, a detailed Tree Protection Plan, and a detailed landscaping plan with a young tree maintenance programme. In order to provide a concluding response, further information is required. A summary of requested information and relating considerations are provided below.

Summary of requested information:

1. Advise which plan/s identifies the proposed location and limits of the temporary haul road. If this differs from that shown within the Tree Protection Plan, please submit a reflecting AIA.
2. Justify why tree protection is not provided adjacent G1, G2 and G3.
3. Confirm if any facilitation pruning is required, and specify tree works if so (notably for G1, G2, G3 and T19).
4. Demonstrate that the compound area, parking and welfare unit are situated outside of root protection areas and crown spreads of all retained trees, and that Heras fencing will be utilised as tree protection fencing surrounding these locations.
5. Advise on the methodology for wheel cleaning and any measures which may aid in tree protection where water may be utilised leading to water run-off. Identify how these measures are proposed to be secured (i.e. within which control documents).
6. Identify landscaping proposals which include replacement tree planting for trees lost adjacent the access drive.

Note: pre-commencement conditions will likely request a final Tree Protection Plan to be submitted which reflects the outcomes of items 1 and 4 above. Alternatively, a final plan which adequately addresses these items can be submitted (to supersede that already provided) which may negate the need for a conditional Tree Protection Plan.

Considerations:

The temporary haul road as shown within the Site Plan and Site Location Plan, significantly differs to that shown within the Tree Protection Plan of which arboricultural impacts and mitigating measures have been based upon.

Documents referred to above:

- Tree Protection Plan (ref. J61.50/02 Rev A), appendix 4 of the Arboricultural Implications Assessment (ref. J61.50);
- Site Location Plan (ref. HF-150-102 Rev G); and,
- Site Plan (ref. HF-150-101 Rev G).

No facilitation pruning has been accounted for within the AIA. The proposed construction of the temporary haul road beneath T19 will raise surface levels, appropriate crown clearance requires confirmation for the construction vehicles required.

Further, retained tree groups G1, G2 and G3 are situated alongside London Road, forming the temporary haul road. Tree protection fencing is not proposed alongside these tree groups and no justification is provided within the AIA, presumably this may be appropriate

as their existing dense branches form a barrier from construction activity. No facilitation pruning has been proposed, though figure 3-3 within the Planning Design Access and Water Neutrality Statement would suggest pruning would be appropriate to prevent accidental damage to tree branches from passing vehicles.

The compound area, parking and welfare unit is shown within figure 3-2 of the Planning Design Access and Water Neutrality Statement. It is not clear where this is situated in relation to tree root protection areas or tree crown spreads. Deer fencing surrounding these areas are not considered to provide adequate tree protection and Heras style fencing should be applied and indicated on the tree protection plan.

A wheel cleaning facility is proposed adjacent tree group G15, however, the methodology for wheel cleaning is not known. Should a water jet wash be required, this could lead to indirect impacts to the tree group through waterlogging and adequate control measures may be required.

Finally, the AIA para. 9.2 states "Replanting of trees lost on the access drive is proposed part [post] development to maintain the visual integrity of the avenue." This is considered an essential reinstatement requirement in compensation of tree loss in order to provide continuity of the tree avenue. No landscaping proposals have been identified.

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