From: Andrew.Bush <Andrew.Bush@horsham.gov.uk>
Sent: 21 March 2024 10:13
To: Robert.Hermitage <Robert.Hermitage@horsham.gov.uk>
Subject: RE: DC/23/2142 | Boreham House

Moring Rob,

Moving the dwelling 2m away from the tree will reduce the level of development within its RPA, but using standard trench footing will still result in root loss within the tree's key rotting area. However, due to the increased distance, this would be less of an impact than the specialist foundations, which is an improvement on the extant permission at the site.

Cheers,

Andy

Andrew Bush
Arboricultural Officer

Telephone: 01403 215171 | 07917 580147
Email: Andrew.Bush@horsham.gov.uk

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Robert.Hermitage <Robert.Hermitage@horsham.gov.uk>
Sent: 21 March 2024 10:02
To: Andrew.Bush <Andrew.Bush@horsham.gov.uk>
Subject: FW: DC/23/2142 | Boreham House

Hi Andy

Can I just get a view on this, please?

As they are now moving the dwelling 2m further from the tree, but will no longer be proposing these specialist foundations, does this give the tree a better chance than the fallback? Or, is it about the same / worse?

Please let me know.

Thanks

Rob

Robert Hermitage
Principal Planning Officer

Telephone: 01403 215382
Email: Robert.Hermitage@horsham.gov.uk

From: Henry Wagstaff <[redacted]>
Sent: 21 March 2024 08:40
To: Robert.Hermitage <Robert.Hermitage@horsham.gov.uk>
Cc: [redacted]
Subject: FW: DC/23/2142 | Boreham House

Hi Robert,

Thank you for the email.

Regulatory Condition 13 attached to the application under reference DC/22/0085 refers to the foundation design drawings for the garage and dwelling at Plot 2 including reference to the original Arboricultural Report Impact Assessment and Method Statement dated 12 June 2019.

To mitigate against any undue impact to the adjacent trees, the consented method under application reference DC/22/0085 for constructing the foundations within the RPA of the trees was by hand using hand tools. However discussion with the preferred contractor highlighted an issue that excavating within the RPA of these trees by hand using hand tools would be labour intensive and take a significant amount of time to complete.

Notwithstanding, in principle securing a contractor who is willing to hand dig the foundations using hand tools, and who have the labour available would be possible, and therefore the foundation construction *could* be undertaken in accordance with Condition 13 associated with the application under reference DC/22/0085. As such, I confirm that this fallback position would be carried out as the alternative.

Please let me know if you require any further information, and please confirm whether this information will be included within the Committee Report and/or your Committee presentation?

Please confirm when we will receive a copy of the Committee Report?

Kind regards,

Henry

Henry Wagstaff BA(Hons) MPLAN MRTPI
Director

Wilbury Planning Ltd. [redacted]
www.wilburyplanning.co.uk
[redacted]

From: Robert.Hermitage <Robert.Hermitage@horsham.gov.uk>
Sent: Tuesday, March 19, 2024 4:12 PM
To: Henry Wagstaff [redacted]
Cc: [redacted]
Subject: RE: DC/23/2142 | Boreham House

Good evening, all

As you may have read, the Parish still have significant concerns with the proposal, and will likely express these concerns at committee.

I thought that it may be useful to have (in writing) an explanation as to why the foundation approved under DC/22/0085 is no longer viable. 3.4.4 of the arb report touches on this, but it doesn't fully provide an explanation. If it is the case that it *could be* undertaken in accordance with the condition as per the 2022 permission, this would help in nailing down that the fallback is achievable in the alternate. If not, then it may be the case that the fallback for plot 2 goes back to the 2019 permission. Perhaps this would be a matter that Abi could provide more commentary on? I would like to present to committee that the proposed method under this application would be more beneficial to the tree.

If it is the case that the foundations could be implemented (even to the detriment of the tree), please confirm that the fallback position would be carried out in the alternate.

Thanks again,

Robert Hermitage
Principal Planning Officer

Telephone: 01403 215382
Email: Robert.Hermitage@horsham.gov.uk

Horsham District Council

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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton