

# TREE PROTECTION & DRAINAGE STATEMENT

**Site Address:** Planning Ref : DC/26/0936, PP-14999246 . September Cottage, New Barn Lane, West Chiltington, West Sussex RH20 2PP

**Proposal:** Construction of Timber-Framed Garage & Workshop Outbuilding (7.5m x 6.5m)

## 1. Overview & Statutory Tree Protection Status

This statement has been prepared to accompany the planning application for a proposed timber-framed garage and workshop (7.5m wide x 6.5m deep) and sets out the tree protection, foundation design, and surface water drainage strategy for the site.

- On-Site & Boundary Trees:** No trees on the applicant’s property or along the immediate site boundary are subject to a Tree Preservation Order (TPO), nor is the site located within a Conservation Area.
- Off-Site TPO Tree (T4 - Oak):** An off-site English Oak located within the adjacent neighbouring property is potentially subject to a Tree Preservation Order (TPO). Located **25.0 metres** from the nearest point of the proposed garage, it sits more than double its maximum theoretical Root Protection Area (RPA) radius (12.0m) from the build zone. It will suffer zero impact.
- Distant Vegetation:** All other retained trees and shrubs on the property sit at separation distances of **23.0m+** from the works, falling completely outside any construction or drainage zone.

## 2. Arboricultural Schedule (BS 5837 Assessment)

Trunk diameters (DBH) have been calculated in accordance with **BS 5837:2012** (RPA Radius = 12 x Trunk Diameter).

| Tree Ref | Species                              | Stem DBH | Calculated RPA | Distance to Garage | TPO Status | Proposed Impact & Mitigation Strategy                                                |
|----------|--------------------------------------|----------|----------------|--------------------|------------|--------------------------------------------------------------------------------------|
| T1       | English Oak ( <i>Quercus robur</i> ) | 60 cm    | 7.2 m          | 12.5 m             | None       | <b>Fully Clear.</b> The garage sits 2.6m outside the calculated RPA arc. Unaffected. |

|                    |                                           |                  |        |        |                  |                                                                                                                        |
|--------------------|-------------------------------------------|------------------|--------|--------|------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>T2 &amp; T3</b> | Beech Stems<br>( <i>Fagus sylvatica</i> ) | 70 cm<br>29 cm   | 8.4 m  | 6.5 m  | None             | <b>Minor Overlap (1.9m).</b> Overgrown front boundary hedge stems. Encroachment mitigated via shallow raft foundation. |
| <b>T4</b>          | English Oak<br>( <i>Quercus robur</i> )   | Approx.<br>80 cm | 12.0 m | 25.0 m | <b>YES (TPO)</b> | <b>Zero Impact.</b> Located 25.0m away on neighbouring plot. Works take place 13.0m beyond its RPA boundary.           |

### 3. Boundary Hedge Context & Management (T2 & T3)

- **Highways Clearance:** T2 and T3 represent overgrown historic stems forming part of the front boundary hedgerow adjacent to the lane. Lower overhanging branches currently obstruct high-sided vehicles using the public highway.
- **Routine Pruning:** Light crown lifting and spread reduction are being carried out as routine, non-statutory hedgerow management to maintain required statutory vertical clearance (5.2m) over the lane and align the stems with the rest of the boundary hedge profile.

## 4. Construction Methodology & Structural Safeguards

### A. Foundation Strategy (Shallow Raft Slab)

To protect tree root systems and accommodate an existing private underground waste pipe, the garage will be constructed on a **reinforced shallow raft foundation**:

- **Root Protection:** Raft construction requires only a shallow surface scrape of topsoil (approx. 300mm – 450mm) into the soft sandstone sub-grade. This avoids deep trenching through the 1.9m RPA overlap of T2/T3, preserving structural roots.
- **Private Drain Safeguard:** The raft slab bridges across an existing private waste pipe serving solely this property. In accordance with **Building Regulations Approved Document H**, the pipe section passing beneath the slab will be wrapped in a 50mm compressible sleeve and bedded in granular surround. No load will be imparted onto the pipe, and no water authority build-over agreement is required for this private line.

## B. Surface Water Drainage (Soakaway & Ground Conditions)

- Surface water from the 48.75m<sup>2</sup> roof will discharge to a modular crate soakaway located **5.0 metres** from the outer edge of the garage slab, discharging into permeable soft sandstone strata.
- The soakaway pit excavation will be positioned **entirely outside the 8.4m RPAs** of both T1 (Oak) and T2/T3 (Beech stems).
- Linear clearance is reserved parallel to the structure to allow expansion of crate volume should Building Control require additional storage capacity following on-site percolation testing.