HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Milestone House 86 Hurst Road, Horsham
DESCRIPTION:	Demolition of a small section of existing wall, installation of a brick pier and the creation of staff parking and exit
REFERENCE:	DC-24-1762
RECOMMENDATION:	Advice / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

The revised layout for new hardstanding and proposed use of a no-dig form of construction in accordance with the relevant design standard BS5837: 2012 – Trees in relation to design, demolition and construction – Recommendations is now acceptable in principle, subject to implementation of appropriate tree protection methods and an agreed form of above ground construction specification.

MAIN COMMENTS:

The submitted Arboricultural Impact Assessment (AIA) recognises that specialist construction techniques are required in close proximity to the birch tree on the road frontage. The reduced extent of new hardstanding now proposed is in accordance with the relevant design standard.

The submission proposes use of pinned railway timbers as edging for the above ground construction of the parking bay nearest to the tree stem. This approach is acceptable in principle subject to the bays construction being undertaken using a 3 dimensional load spreading web filled with angular, no fines stone (not to any other specification).

ANY RECOMMENDED CONDITIONS:

Yes –

Standard 3.8 Tree Protection – INSERT – AMS and TPP by Trevor Heaps Consultancy ref: TH 4760B dated January 2025.

And **Yes – in lieu of appropriate information submitted prior to determination**

bespoke – details required –

Pre-commencement Condition:

Notwithstanding previously submitted information, no development shall commence, including ground clearance, or bringing equipment, machinery or materials onto the site, until the following information and preliminaries have been completed in the sequence set out below:

Details submitted to and approved in writing by the Local Planning Authority of the proposed specialist above ground parking bay construction to be used where the development falls within the minimum recommended Root Protection Area of the birch tree adjacent to the Hurst Road frontage.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	04/02/25