



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Carylls Faygate Lane Faygate
DESCRIPTION:	Demolition of 'Building B' and erection of replacement accommodation comprising 2no. Self-contained dwellings. Demolition of 'Building C' to form a self-contained caretakers lodge.
REFERENCE:	DC/26/0450
RECOMMENDATION:	Advice / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposed scheme would result in new development encroaching within the Root Protection Area (RPA) of the mature cedar T1 on site, which is subject to a Tree Preservation Order (TPO) ref (TPO/1530).

While it is acknowledged that there is an existing structure located in the position proposed for the new development, site inspection indicates that this structure is supported by a slab foundation system bearing predominantly on crushed stone or rubble. Evidence of this was visible at the building edges, suggesting that the construction is largely above ground level. Please see below.



In accordance with BS5837:2012, development within the RPA should normally be avoided. Where this is considered unavoidable, robust and overriding justification must be

provided, alongside detailed technical solutions that demonstrate how impacts to the tree will be minimised.

MAIN COMMENTS:

Given the relatively shallow nature of the existing foundations, it is likely that the cedar's root system has established beneath the structure with minimal disturbance. Consequently, the excavation works required to install new conventional foundations for the proposed building would have a high potential to result in significant root severance. This would be detrimental to the long-term health and potentially the structural stability of the tree.

A more appropriate and pragmatic solution would therefore be to relocate the new proposed structure further to the south by 2m to 3m, so that it lies entirely outside of the tree's RPA. This adjustment would significantly improve the relationship between the development and the retained tree T1.

It is also noted that the area to the rear of the existing garage appears capable of accommodating the proposed structure in this revised position without compromising the overall layout. Please see below.



No concerns are raised in respect of the proposed works to the groups of Leyland Cypress identified as G2 and G3. Whilst it is acknowledged that they provide some screening to the adjacent property to the east (Carols Lodge), the trees themselves are not considered to be of significant arboricultural quality or merit.

However, it would be appropriate to secure replacement planting as mitigation if they are to be removed to facilitate construction of the new building, as this would ensure continued screening and to maintain overall canopy cover and amenity within the site.

ANY RECOMMENDED CONDITIONS: None at this stage

NAME:	Andy Bush Arboricultural officer (Planning)
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DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
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DATE:	15/06/26
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