



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Hatch, Kent Street, Cowfold
DESCRIPTION:	Erection of an ancillary building to be used as a private garage
REFERENCE:	DC-25-2138
RECOMMENDATION:	Advice / Modification / More Information
SUMMARY OF COMMENTS & RECOMMENDATION:	
The application is not accompanied by a tree survey or AIA. The garage is proposed to be in a position partially within the recommended minimum root protection areas (RPA's) for two adjacent mature oak trees that make a positive contribution to the character of the lane. I recommend that the garage either be re-positioned, following arboriculturist input, outside of the key rooting constraints posed by the oak trees at/adjacent to the site, or an above ground form of engineering, specified in accordance with the relevant design standard – BS5837:2012 Trees in relation to design, demolition and construction – Recommendations be considered for construction of the foundation slab entirely above existing ground levels, supported on mini piles.	
MAIN COMMENTS:	
The proposed garage position is atop the bank circa 5m from the boundary fence line. There are several mature oak trees within the visual area, some within the site and a couple seemingly on the adjacent highway verge on the ditch bank. These trees make a positive contribution to the landscape setting and are worthy of longer term retention. The rooting of the trees closest to the road will foreseeably have been influenced by the long standing engineering specification of the road and the services installations within it. Their root protection areas are therefore off-set further into the site than would be the case if no rooting constraint existed. From a visual assessment, it would appear that the proposed garage positioning would potentially impact upon two of the oak trees, contrary to the BS5837 design standard recommendations.	

ANY RECOMMENDED CONDITIONS:	
N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	21/01/26