

Technical Note 002

Response to tree team consultation comments

Background

Application reference DC/23/0406 is before Horsham District Council for determination.

The tree team have provided further consultation comments in an email dated 23rd July 2024.

The tree team raise two points of concern:

1. The specific construction details for the proposed access road
2. The installation of services along the proposed access road

This note considers those comments and provides a response to the points made.

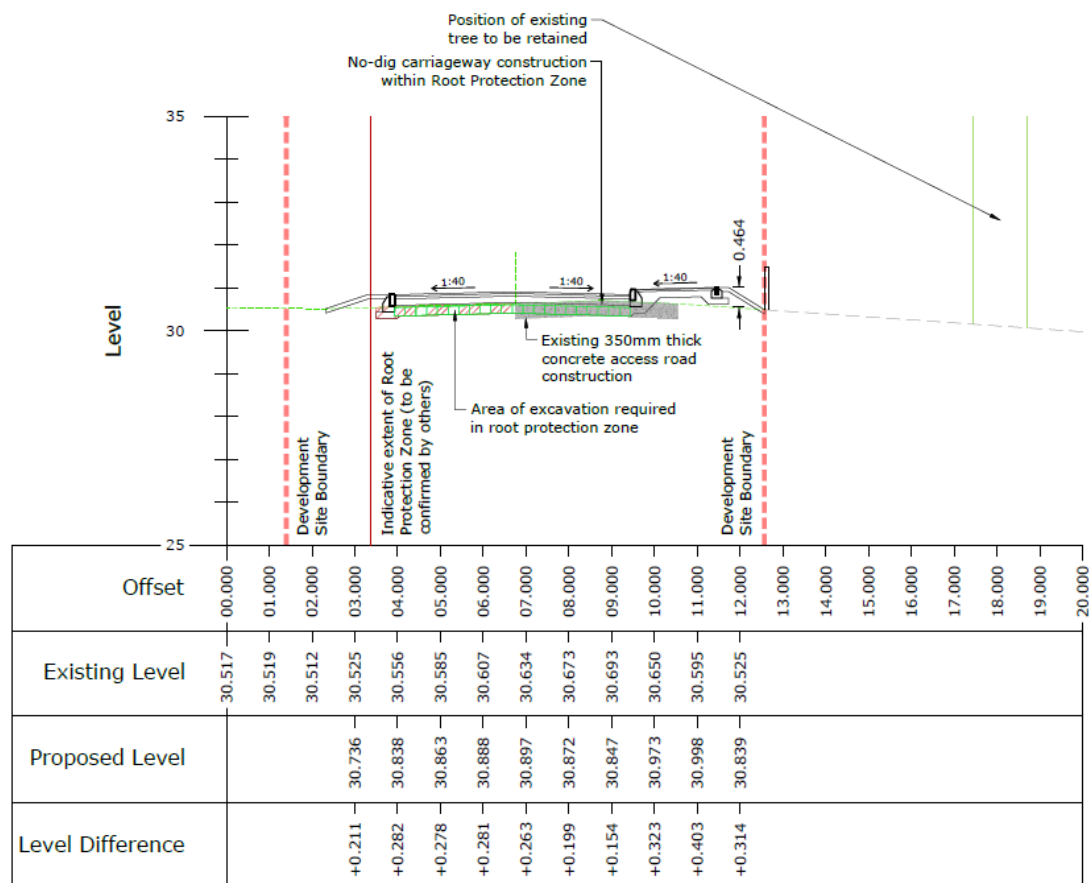
Specific construction details for the proposed access

This aspect of the proposals has been covered in detail within Technical Note 001 and the revised Arboricultural Method Statement reference 1780-KC-XX-YTREE-MethodStatementRevC.

The proposed access coincides mostly with the existing concrete road. As a result there is no material change to the growing conditions of the adjoining, retained trees. The presence of the existing access road also opens up a wide choice of surfacing materials that need not be porous – the existing concrete is not porous and therefore a new non-porous surface makes no material difference to the growing conditions the tree currently enjoys.

The specific construction details are shown on the *Proposed Site Access Typical Sections* drawing reference 2109010-SK-01 Rev C at Appendix 2 of the submitted method statement.

An extract of Section A-A from that drawing is shown below. It can be seen from the section that the proposed access will be of no-dig construction and make use of the void created by removal of the existing, non-porous concrete road. The adjoining pathway, closest the tree, will also be of no-dig construction and raised above existing soil levels. The specific construction details are therefore already set out and are appropriate for the situation. They accord with the guidance in *BS5837:2012: Trees in relation to design, demolition and construction – Recommendations*.



Section A-A

Adherence to this specific method of construction can be achieved through the planning consent.

Installation of services

Ardent Consulting Engineers have revised the drainage proposals (drawing reference 2108611-004 Rev C of their Drainage Strategy) along the proposed access to relocate the proposed foul drainage run outside the root protection area of the adjoining oak tree (tree number 3). The proposed foul drain run now passes south of the root protection area and can therefore be installed using conventional measures.

Proposed kerb drains (part of the surface water drainage strategy) are located as part of the no-dig construction of the proposed access and so can be achieved with no impact to the trees.

The Tree Protection Plan has been updated (now Revision F) to show the revised drainage route.

The location of other services are not currently designed. Wherever possible they will be located outside the root protection area of retained trees. Where that is not possible they will adopt one of the specialist installation techniques advocated by *BS5837:2012: Trees in relation to design, demolition and construction – Recommendations*. Once details of the services are devised an appropriate installation technique can be selected.

The requirement for appropriate installation techniques can be made subject of a condition appertaining to consent.

Summary

Hard surfaces and utility installation can be achieved in accordance with *BS5837:2012: Trees in relation to design, demolition and construction – Recommendations* and result in no material harm to trees.

The requirement for specific installation techniques can be made subject of a condition appertaining to the planning consent.

Jago Keen

30 July 2024