HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Green Jade Broomers Hill Lane Pulborough
DESCRIPTION:	Erection of a garage, associated driveway and landscaping.
REFERENCE:	DC/24/1936
RECOMMENDATION:	~~Holding objection / Advice / Modification~~
2nd Comments in Red	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The submitted Arboricultural Impact Assessment (AIA) and Method Statements (AMS), is a fair assessment of quality/condition of the trees at the site, and tree related impacts of the development proposals at the site. However, the development proposals do not satisfactorily confirm with the minimum requirements of the current industry standard, BS 5837 Trees in relation to Design, Demolition and Construction – Recommendations (2012) in terms of Root Protection Area encroachment (RPA).

MAIN COMMENTS: The location of the proposed new drive along the eastern boundary of the property brings the development proposals into conflict with the minimum requirements of the current industry standard, BS 5837. Whereby the new drive is located within the RPA of retained trees which are of high merit and landscape value. This is the case for T4 a large, old and impressive Oak. Despite the additional tree coverage in the area, T4 is visible from Boomers Hill Lane to the east and it makes a positive contribution to the wooded semi-rural character of the area.

Para 5.3.1 of the Bs advised that The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. 3.10 structure manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork. i.e. a new driveway.

3.1 The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s) (see Clause 7). If operations within the RPA are proposed, the project arboriculturist should:

a) demonstrate that the tree(s) can remain viable, and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA;

b) propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.

Given the size of the site, amendments to the location of new drive could be made and due to the existing parking facilities at the site, In general, I would not be of the view that there would be any "overriding justification" for any major development to take place within the RPA of important trees such as T4. The scheme's layout and design should appropriately consider the existing constraints at the site such as mature trees.

It is acknowledged that the AIA has proposed the use of technical solutions such as a no-dig cellular confinement system construction method for where the new drive is shown to pass through the RPA of T4. However, because of the site's topography and its sloping nature running north to south, coupled with the proximity of the new drive to T4. In my opinion, It would be very challenging if not impossible to implement this aspect of the development as proposed without the need for any excavations or land level changes to take place within the RPA of T4, as such I'm not of the view that a new driveway can be built without impacting the trees key rooting area.

In addition, the northern section of the new garage falls within the RPA of T4. Due to the existing land levels, it is apparent that significant level changes of around 1m would be needed to create a flat surface to build the drive and garage as proposed. This action would significantly impact the key rooting area of T4, and further brings the development into conflict with the BS.

Mature trees such as T4 are highly susceptible to rapid decline due to sudden changes in their key rooting area. As such the action of installing the new drive, and the garage coupled with the land level changes would require fairly major works to take place in RPA of T4, an action that would have the capacity to result in harm, to a tree of high landscape value.

As such, major changes are needed to the overall layout of the scheme to confirm with the minimum requirements of the BS in terms of RPA impacts, and also to ensure the successful and satisfactory retention of important landscape features such as trees in

accordance with local planning policies. Whereby, the driveway should be moved to the west and located outside of the RPA of T4, and the garage should be moved to ensure that land levels with the RPA of T4 are maintained at their existing levels.

Subject to the new drive being constructed using a fully above-ground no-dig construction method as has recently been proposed, I would be in a position to register no objection to this proposal on tree grounds. Whereby, the route of the new drive must be prepared using a selective herbicide to kill off the existing grass, and then depressions or ruts in the route are filled in with clean topsoil, to create a flat surface. Then a base geotextile (300g/m2) would need laid down before the cellular confinement system is placed along the route. The cellular confinement system should then be filed with 4/20 or 20/40 aggregate before the top separation geotextile (100-300g/m2) is placed upon the cellular confinement system. Once this is in place a porous/permeable wearing course should be used such as gravel to create the top layer of the drive. It would be preferable if wooden edge supports are used, such as peg-and-bord edging, King posts or Railway sleepers fixed in place.

With regards to the footing for the garage, as they are located on the very edge of the RPA, in this instance and subject to the excavations being completed by hand and under arboricultural supervision I would consider the extent of development within the RPA of T4 to fall within tolerable limits.

Please request an updated AIA and AMS. Once this has been received if the documents are satisfactory, and secured by a Regulatory Condition, I will be able to register no objection to the development proposals at the site.

ANY RECOMMENDED CONDITIONS:

6.8 Arboricultural Method Statement - Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [INSERT - Title, Reference, Date].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning Specialist Team
DATE:	31/01/25 19/02/2025