HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Badgers Lodge The Street Thakeham Pulborough West Sussex RH20 3EP
DESCRIPTION:	Erection of a single storey garage.
REFERENCE:	DC/25/1216
RECOMMENDATION:	~~**Holding objection/ Modification / More information**~~
2nd set of comments in Red	**Objection Withdrawn**
SUMMARY OF COMMENTS & RECOMMENDATION: There is a mature Sycamore tree due south of the proposed garage, which makes a positive and significant contribution to the character of the Conservation Area due to its size and form.	

MAIN COMMENTS:

Due to the location of the garage, combined with the size of the tree, there would be a significant amount of development within its Root Protection Area (RPA). This is likely to be detrimental to the long-term health of the tree and reduce its viability for retention, as a result root damage sustained during the build process and soil compaction following the completion of the scheme.

The current industry standard, **BS 5837**, advises at paragraph 5.3.1: *"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."*

Based on the submitted information, it is not possible to properly assess the full impact of the proposal on the Sycamore tree. Therefore, please request a BS 5837-compliant tree survey. Alternatively, the garage should be relocated to a more suitable located at the property of at least 10 metres from the base of the tree.

I can advise that I am satisfied with the amended location of the proposed garage as shown on the updated site plan for Badgers Lodge; please determine as you see fit.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	17/09/25 15/10/25