HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Pilgrims Rest Cox Green Rudgwick
DESCRIPTION:	Demolition of existing dwelling and erection of a self-build dwelling and garage
REFERENCE:	DC/24/1715
RECOMMENDATION:	Holding objection / Advice/ Modification
SUMMARY OF COMMENTS & RECOMMENDATION: **The submitted Arboricultural Report, and Methods statement is a fair assessment of the condition and quality of the tree stock at the site, and the potential impact of the development proposal on retained trees. Although some amendments and additional protection measures are needed.**	

MAIN COMMENTS.

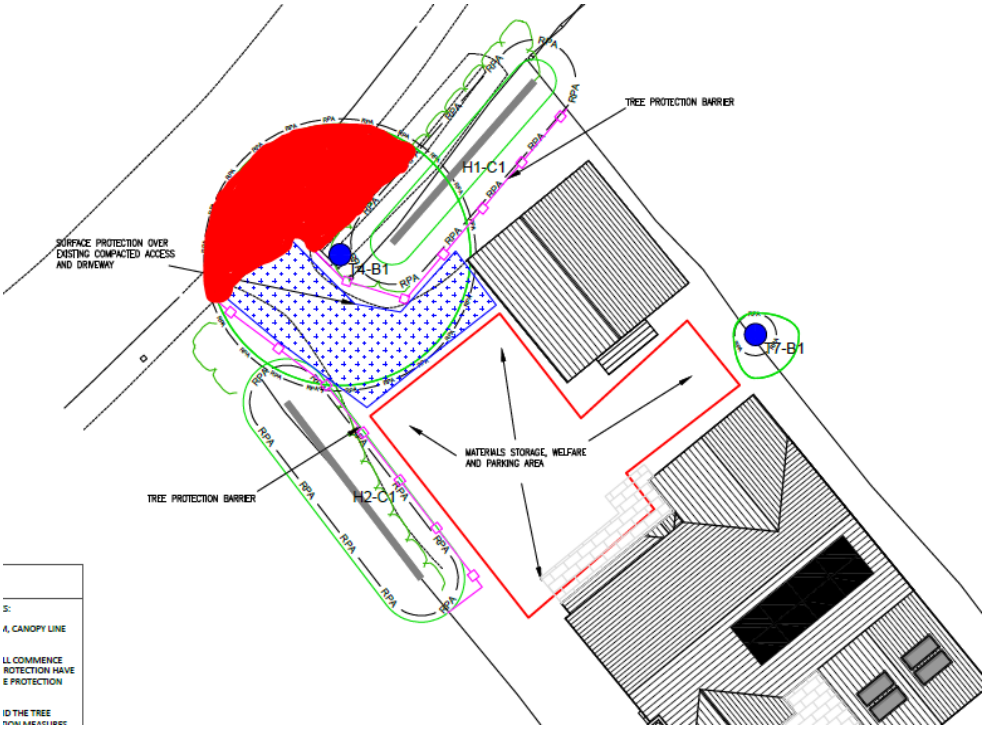
A number of small trees of modest quality are indicated for removal. The trees at the front of the property are visible within the street scene. However, none of the trees are considered to be of a size or quality that their removal would be of a severe detriment to the character and amenities of the area; these losses could be appropriately compensated for through a robust landscape/replacement planting scheme.

The primary concern with regards to trees is with the existing access and how the development proposals may impact T4 a category B Hornbeam. This tree makes a positive contribution to the street scene and its successful retention is not only desirable but will help mitigate against potential landscape harm as a result of the tree losses at the front of the property.

The root protection area (RPA) for T4 has been plotted using the standard circler RPA, With a fair percentage of the RPA shown to be underneath the road and the ditch to the northwest of T4. Plotting the RPA in this way doesn't appropriately consider what impact the constraint posed by the ditch and road will have had on root development and distribution.

para 4.6.2 of BS 5837 advises **- 4.6.2 The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.**

From looking at the buttress root flair at the base of T4, on the eastern side of the tree, it implies that the majority of T4 roots would be located under the existing driveway and the grassy area at the front of the property. Please see below the area marked in red shouldn't be considered as a viable area for root development to occur.



The current plans do not accurately depict the RPA of T4, and the proposed garage, materials storage and parking area are likely to fall within the key rooting area of T4; amendments are needed to the RPA of T4, and consideration should be given to amending the location of the garage, or how it will be founded to the ground where it will fall with the RPA of T4.

The existing access and driveway are already located in the RPA of T4, and the ground is heavily compacted; despite this T4 appears to be in fine fettle. This would suggest that the tree has grown up with and has adapted to the compacted ground within its key rooting area. The existing drive is proposed to be retained as is, but ground protection measures are proposed to limit the impact of further ground compaction and root damage during the construction phase of the development.

Due to the RPA of T4 being located under the main access for the site, it is not possible to erect standard tree protection fencing around the periphery of its RPA. It is acknowledged the tree protection plan do show fencing next to T4, I feel that it would be beneficial to take a more robust approach, and the stem should be boxed in with timber sheets to protect against the risk of mechanical damage, and then fenced off.

Is also apparent that presently a large percentage of the crown hangs directly over the access, the Arb report has identified the need for some surgery works to address this and has provided two options a 5m Crown lift or an overall crown reduction. Due to the trees pleasant even form my preferred option would be to crown reduce the entire tree, by around 2.5m, coupled with the selected shorting of the branches over the drive should enable access to the site, while retaining the overall form of the tree.

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist team)
DATE:	23/01/2025