HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Pavilion Blackstone Lane Blackstone
DESCRIPTION:	Erection of a single storey side extension to create Parish Council meeting room and offices
REFERENCE:	DC/26/1466
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The key consideration regarding the suitability of the proposal in arboricultural terms is the position of the proposed extension to the existing pavilion building and the mature trees adjacent to the children's play area to the east.

From the submitted information, it would appear that the proposed built form is located outside the Root Protection Area (RPA) of the nearest retained tree, namely the oak situated immediately west of the children's play area. It is also noted that the proposed structure is to be constructed using a suspended floor supported on concrete blocks, which should avoid the need for extensive excavation and conventional foundation works.

On the basis of the information submitted, it is considered unlikely that the development would result in direct impacts to the RPA of the adjacent oak tree. Therefore, the proposal appears acceptable in principle from an arboricultural perspective.

However, despite the extension being located outside the RPA, there remains potential for construction activity to encroach into the rooting area. To prevent soil compaction and root damage, tree protection measures should be secured by condition.

Protective fencing in accordance with BS5837:2012 will need be erected no closer than 6m from the base of the adjacent oak and retained for the duration of the works. The soft ground area between the protective fencing and the proposed extension shall be protected by a layer of woodchip overlain with suitable proprietary ground protection matting prior to the commencement of development and maintained throughout construction. These measures are necessary to safeguard the rooting environment and ensure the long-term retention of the tree in question.

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS: Yes –

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until tree protection measures have been installed in accordance with details first approved in writing by the Local Planning Authority. The approved measures shall include protective fencing erected no less than 6m from the base of the adjacent oak tree to the west of the children's playground and ground protection comprising a woodchip layer overlain by suitable ground protection matting between the fencing and the proposed extension. The approved measures shall be retained for the duration of construction, and no storage of materials, plant, machinery, spoil or excavation shall take place within the protected area.

Reason: To safeguard the retained oak tree and its rooting environment during construction as this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	12/11/26