



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sedgwick Castle House Broadwater Lane Copsale
DESCRIPTION:	Remodelling of existing dwelling comprising a two storey front extension, infill beneath existing undercroft to rear of dwelling, new external fenestration and external finishes.
REFERENCE:	DC/26/1196
RECOMMENDATION:	Advice / More information on viability of screw piles or small diameter piled foundations where development is proposed in the RPA of T24, and final surfacing for the access drive where it falls in the RPA of retained trees.
SUMMARY OF COMMENTS & RECOMMENDATION:	
The application has been supported by an Arboricultural Impact Assessment (AIA) Methods Statement and a Tree Protection Plan, which is a fair assessment of the potential tree related impacts of the scheme, how certain works within sensitive areas such as the Root Protection Area's of retained trees. A high number of trees at the site are protected under Order ref TPO1253, A Group order that covers the following trees - G1- Group of 105 oak, 100 hazel, 57 ash, 33 sycamore, 19 Coast redwood, 18 Norway spruce, 17 beech, 8 maple, 7 lime, 6 Monterey pine, 6 Wild service, 5 Field maple, 4 Swamp cypress, 4 yew, 4 Wild cherry, 4 hornbeam, 4 birch, 3 Horse chestnut, 3 Scots pine, 3 walnut, 2 poplar, 2 Red oak, 2 Chusan palm, 2 Holm oak, 2 whitebeam, 2 cypress, 2 thuja, 2 Tulip trees, 2 Japanese maple, 1 Persian ironwood, 1 False acacia, 1 Lombardy poplar, 1 Grey poplar, 1 holly. The main Arboricultural consideration as to the acceptability of this proposal relates to the proposed extension at the front of the existing dwelling at the site, and how it will be founded to ground, along with any ground preparation works where such works are proposed within the RPA of tree T24.	

MAIN COMMENTS:

The proposed extension will result in a limited encroachment into the Root Protection Area (RPA) of T24, a high-value Category A Dawn Redwood protected by TPO 1253 (2005). The Arboricultural Impact Assessment identifies the area of encroachment as 41.9m², representing 5.9% of the total RPA of 707m².

Whilst the Arboricultural Impact Assessment identifies the use of screw piles or small diameter piled foundations as a potential means of mitigating the impact of the development within the RPA of T24, the detailed foundation design has not yet been provided. At this stage, further information regarding the proposed foundation solution is required. Given that T24 is a Category A tree protected by a Tree Preservation Order and the development is proposed within its RPA, it is important that the feasibility of the proposed foundation design is demonstrated prior to determination.

In the absence of detailed engineering information, it cannot be concluded that a piled or screw pile solution is practicable or capable of being implemented without unacceptable impacts on retained roots. There is a risk that, should planning permission be granted, subsequent structural investigations or engineering constraints could determine that the suggested foundation approach is unsuitable, necessitating an alternative design with a greater level of excavation and root disturbance than currently assessed.

To avoid uncertainty and potential post-permission conflicts, full foundation details, including construction methodology, excavation requirements, finished floor level arrangements and confirmation from the project engineer and arboriculturist that the proposed solution is achievable, should be submitted and assessed at this stage. This would enable a robust assessment of the likely impacts on T24 and ensure that the development can be delivered in accordance with BS5837:2012 and without undue risk to the long-term retention of this protected tree.

Another observation with the TTP is where new Tarmac surfacing proposed with the RPA of T24, although there is no reference as to how this would be installed. In addition, to ensure the trees RPA is not negatively impacted by the works the driveway should be built using a gravel surface, not Tarmac.

ANY RECOMMENDED CONDITIONS: None at this stage

NAME:	Andy Bush Arboricultural officer
DEPARTMENT:	Specialist team Strategic Planning
DATE:	24/08/26