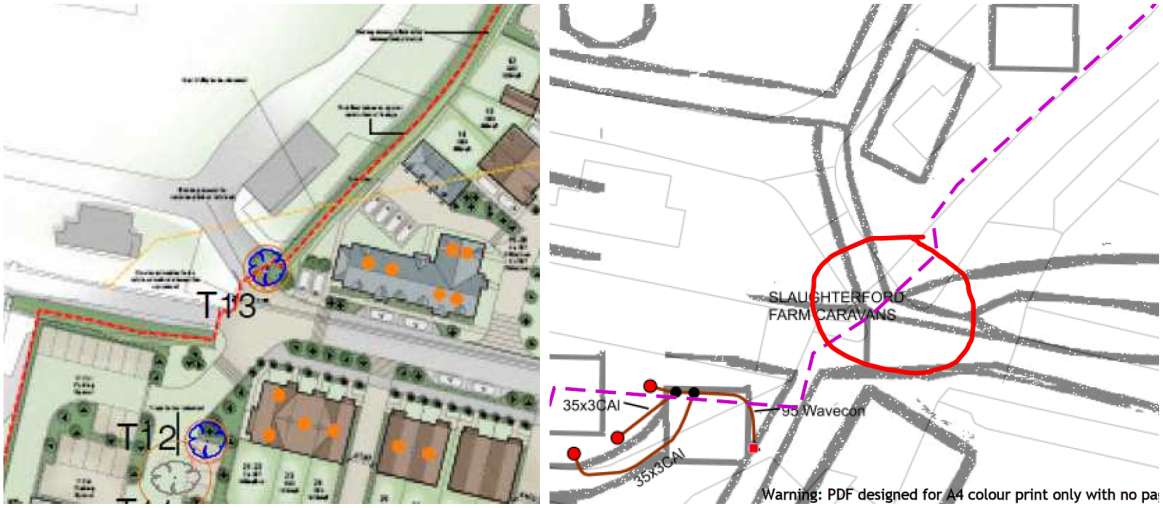
HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Sumners Pond Chapel Road Barns Green
DESCRIPTION:	Approval of details reserved by condition 6 to approved application DC/21/2697
REFERENCE:	DISC/23/0263
RECOMMENDATION:	Holding Objection/Modification
SUMMARY OF COMMENTS & RECOMMENDATION: Arboricultural concerns raised with the route of some of the of underground services where these appear to be site within the Root Protection Area (RPA) of retained trees at the site.	

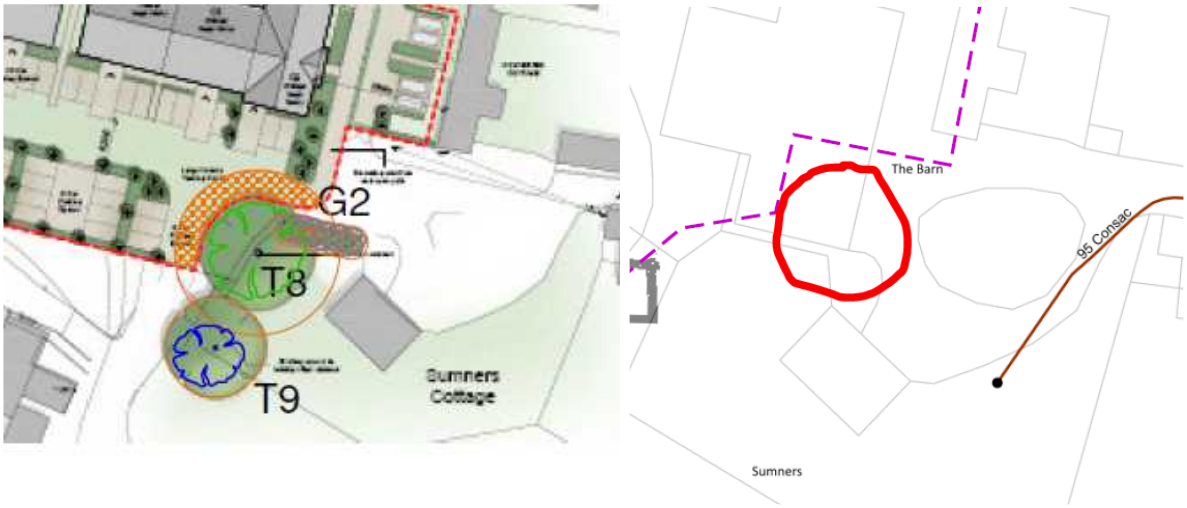
MAIN COMMENTS:

The submitted plans depicting the proposed route of the underground services could be of better. It would have been helpful if they had used a site layout plan of the permitted development at the site as a base map. Additionally, marking key landscape features such as trees on the plans would have been beneficial.

Drawing ref - Scottish & Sothern – Dig Sites (1) - conflict with the RPA of T13



Drawing ref - Scottish & Sothern – Dig Sites (4) - conflict with the RPA of T8



Drawing ref – Openreach Plant Information Reply – Conflict with the RPA of G22, T24, G25 G28





Development with the RPA of a retained tree is undesirable under the guidance set out in the current industry standard **BS 5837 Trees in Relation to Design, Demolition and Construction 2012**. Where development with the RPA is unavoidable, specialist construction methods should be used to limit the Impact on the tree, such as the use of trenchless insertion methods, i.e., Impact moling or thrust boring, or alternatively, given the responsibility open nature of the site a simple solution would be to alter the route of the services so that they are located outside of the RPA of any retained trees at the site.

Para – 7.7 of BS 5837 - Underground and above-ground utility apparatus

7.7.1 Mechanical trenching for the installation of underground apparatus and drainage severs any roots present and can change the local soil hydrology in a way that adversely affects the health of the tree. For this reason, particular care should be taken in the routeing and methods of installation of all underground apparatus. Wherever possible, apparatus should be routed outside RPAs. Where this is not possible, it is preferable to keep apparatus together in common ducts. Inspection chambers should be sited outside the RPA.

7.7.2 Where underground apparatus is to pass within the RPA, detailed plans showing the proposed routeing should be drawn up in conjunction with the project arboriculturist. In such cases, trenchless insertion methods should be used (see Table 3), with entry and retrieval pits being sited outside the RPA. Provided that roots can be retained and protected in accordance with 7.2.2, excavation using hand-held tools (see 7.2.1) might be acceptable for shallow service runs.

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	05/03/2024