HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Boreham House Church Street Rudgwick
DESCRIPTION:	Variation of Conditions 1,8,9,10, and 13 of previously approved application DC/22/2048 (Variation of condition 1 of previously approved application reference DC/22/1571 (Variation of condition 1 of previously approved application DC/22/0085
REFERENCE:	DC/23/2142
RECOMMENDATION:	Holding objection to the way the service runs within the RPA T11 are proposed to be instated; modification required
SUMMARY OF COMMENTS & RECOMMENDATION: **The submitted Tree Survey and Arboricultural Impact Assessment (AIA) & Arboricultural Methods Statement (AMS) is a fair assessment of the quality of the tree stock at the site and the tree-related impacts of the proposed development. However, concerns are raised with specific aspects of the proposal.**	

MAIN COMMENTS:

Further to my previous comments on this proposal dated 15/01/2024. Some changes have been made to development proposals at the site.

One fundamental change is the proposed retention of T13. To achieve this the footprint for unit 2 has been altered, and the dwelling is now shown to be located further to the south. This has resulted in a slight improvement in terms of the tree to build relationship in this area, but this is far from perfect, and concerns are still raised with the longer-term sustainability of the tree to build relationship; despite this, it is acknowledged that the current position of unit two is an improvement on that of the existing location of the permitted unit in this area.

Retaining T13 does result in the footprint of unit 2 being partly located within the RPA of T13; under the BS, development within the RPA of a retained tree is undesirable. Where this is unavoidable, the total amount of incursion should not exceed 20% of the tree's total RPA for the case of T13. The extent of the incursion is 4.6%, and an additional 1.3% for the proposed services located between the garage and the section of the foundations for unit 2; this amount of incursion is acceptable under the guidance set out in the BS.

As highlighted in my previous comments, the garage for unit 2 falls with the RPA of trees T29 and T13. The extent of the incursion is 9.1% and 9.6%, respectively. The garage is proposed to be founded to the ground using small diameter piles with a slightly raised fool slab raised up to the north, allowing an air gap beneath the floor slab; This aspect of the proposal is acceptable under the BS.

It is positive to see that where the access to the site passes through the RPA of T11, the extent of the existing hard surfacing has been amended, and the new driveway is shown to be a more favourable location with the distance between the base of T11 and the edge of the drive has been increased.

However, I still have concerns about how the work to install the service runs within the RPA of T11. This aspect of the development is currently proposed to be undertaken using an open trench technique. Considering the constraint posed by the adjacent highway on root development, it would suggest that the bulk of T11's roots would be sited within the site and where the open trench excavations are proposed. Regardless of how much care is taken, the action of digging an open trench through the RPA of T11 will result in some degree of root severance that, over time, will likely be detrimental to the overall condition of the tree. I am still struggling to see the justification for installing the services within the RPA of T11 in this way due to the undeveloped nature of the site. If the services must be sited in this area a trenchless method of installing them should be considered, or an alternative location for the service runs should be sort.

Additionally, as mentioned previously, the justification for placing the driveway for unit two within the RPA of T12 appears to be very low. This is, for the most part, due to the underdeveloped nature of the site and because the existing driveway for the main dwelling at the site is not currently located with the RPA. The existing driveway could likely be modified in a way that it can service Unit 2, and the existing dwelling at the site. At the same time, it is acknowledged that how the new drive is proposed to be built in this area is an acceptable method of construction with the RPA, the total extent of the driveway incursion in the RPA is 11%; this amount of incursion is acceptable under the guidance set out the BS.

ANY RECOMMENDED CONDITIONS: If minded to approve, please see recommended conditions below.

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, the BS5837 specification tree protection fencing has been installed the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboricultural Officer can agree the in situ BS5837 specification barrier fencing and supervise that condition X (below) attached to planning permission to ensure it is fully complied with.

• Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.

• Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Reason: To protect the health and longevity of the trees in accordance with Policy 31 of the Horsham District Planning Framework (2015)

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, the new driveway access to the site has been constructed, where development falls within the Root Protection Area (RPA) of the retained trees at the site, before any work begins on the construction of the no-dig parts of the new driveway access into the site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboricultural Officer can supervise that condition X (below) attached to planning permission to ensure it is fully complied with.

Reason: To protect the health and longevity of the trees in accordance with Policy 31 of the Horsham District Planning Framework (2015)

Regulatory Condition: The development hereby approved shall be carried out in accordance with the approved Tree Survey and Arboricultural Impact Assessment (AIA) & Arboricultural Methods Statement (AMS) documents by …….dated……..

Reason: To protect the health and longevity of the trees in accordance with Policy 34 of Horsham District Planning Framework (2015)

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	29/02/2024