HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Milestone House 86 Hurst Road, Horsham
DESCRIPTION:	Erection of single storey side and rear extensions for proposed veterinary surgery (Use class E(e))
REFERENCE:	DC-24-1266
RECOMMENDATION:	Advice / More Information / Modification / Withdrawal

SUMMARY OF COMMENTS & RECOMMENDATION:

The application requires excavations for new foundations within the minimum recommended root protection of an off-site Cedar tree within the Richmond Road Conservation Area.

In order to ascertain viability of construction at the proximity proposed and/or to re-consider design options I recommend trail excavation in accordance with the relevant design standard recommendations - BS5837: 2012 – Trees in relation to design, demolition and construction and submission of additional information in respect of specialist foundations and associated utility services connections proposed.

MAIN COMMENTS:

The proposed extension and alteration to the NW elevation of the building are partially within the minimum recommended root protection area (RPA) of a WSCC owned Western Red Cedar tree, situated in the highway verge within the adjacent Pinehurst cul-de-sac.

The tree is of fair form and vitality for age and species and makes a positive contribution to the character of the Conservation Area by virtue of its size, age and position. It is visible principally as a landscape feature when viewed from the junction with Hurst Road.

The rooting of the tree will foreseeably have been influenced by nearby engineered constraints. IME it is unlikely that there will be any tree roots beneath the engineered road to the West which will have a soil bulk density beneath its construction that is inhospitable in this respect.

Almost the entire viable rooting area is covered with Tarmac hardstanding which has enabled the tree to grow without apparent significant detriment to its vitality.

I recommend that the size and position of the build extensions are re-considered to avoid the need for specialist engineering that seeks to protect the roots of the tree in the longer term.

If the proposed build footprint is to be pursued without detriment to the tree, I recommend in accordance with the recommendations of the relevant design standard, that a trial excavation is undertaken in the proximity of the desired foundation, by/under arboriculturist supervision using hand tools only, to ascertain whether any larger diameter roots are present. Following that investigation, a decision can be made on the viability of construction at the proposed proximity to the tree. If a slab supported by piles is utilised, it is critical to ensure at the design stage that the beams can be located within existing hardstanding formation or above it, and still tie into the floor levels of the existing building.

The following are extracts from the relevant design standard (BS5837: 2012 – Trees in relation to design, demolition and construction – Recommendations that clarify development considerations in this respect:

The use of traditional strip footings can result in extensive root loss and should be avoided. The insertion of specially engineered structures within RPAs may be justified if this enables the retention of a good quality tree that would otherwise be lost (usually categories A or B). Designs for foundations that would minimize adverse impact on trees should include particular attention to existing levels, proposed finished levels and cross-sectional details. In order to arrive at a suitable solution, site-specific and specialist advice regarding foundation design should be sought from the project arboriculturist and an engineer. In shrinkable soils, the foundation design should take account of the risk of indirect damage.

Root damage can be minimized by using:
• piles, with site investigation used to determine their optimal location whilst avoiding damage to roots important for the stability of the tree, by means of hand tools or compressed air soil displacement, to a minimum depth of 600 mm;
• beams, laid at or above ground level, and cantilevered as necessary to avoid tree roots identified by site investigation.

Slabs for larger structures (e.g. dwellings) should be constructed with a ventilated air space between the underside of the slab and the existing soil surface (to enable gas exchange and venting through the soil surface). In such cases, a specialist irrigation system should also be employed (e.g. roof run-off redirected under the slab). The design of the foundation should take account of any effect on the load-bearing properties of underlying soil from the redirected roof run-off. Approval in principle for a foundation that relies on topsoil retention and roof run-off under the slab should be sought from the building control authority prior to this approach being relied on

Where piling is to be installed near to trees, the smallest practical pile diameter should be used, as this reduces the possibility of striking major tree roots, and reduces the size of the rig required to sink the piles. The pile type should be selected bearing in mind the need to protect the soil and adjacent roots from the potentially toxic effects of uncured concrete, e.g. sleeved bored pile or screw pile.

If the current proposed build footprint is to be pursued, please request the engineered design proposed to conform with the design standard recommendations to clarify if it is viable. In addition detail of any proposed upgraded or new utility connections should be

shown on the submissions. I recommend that any new or replacement utility services are routed outside of minimum recommended RPA's of the Conservation Areas trees.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	18/02/25