HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	St Andrews Church of England Primary School, Nuthurst
DESCRIPTION:	Approval of Details Reserved by Condition 3 to approved application DC/24/1585
REFERENCE:	DISC-25-0149
RECOMMENDATION:	Advice / Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The submissions do not comply with the recommendations of the AMS submitted with the application or the relevant design standard (BS5837:2012 Trees in relation to design, demolition and construction – Recommendations).

I recommend that the engineer and arboriculturist convene to agree a way forward for foundation designs for both the screw piling and steps construction specifications to recognise the tree rooting constraint and comply with the relevant design standard for construction within key root protection areas, prior to re-submission.

MAIN COMMENTS:

The tree report submitted to support the application for a classroom within the key rooting area of bounding trees recognised their landscape value and the constraints they posed on development in the area.

It proposed that the extension would be built utilising specialist construction method and foundations, specifically comprising of a structure supported above the existing ground level with a ventilation void beneath, supported by screw piles, to limit the potential for significant tree root disturbance.

The foundation specification submitted requires excavations for pile heads that will be filled with concrete, principally within the area of excavation constraint. This detail is potentially damaging to the roots of the trees and does not comply with the relevant design standard BS5837.

In addition, the foundation excavations and construction proposed for the stepped access to the classroom does not comply with the standard in terms of its design and excavations proposed.

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	27/05/25