



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Meadowhurst Lyons Road Slinfold
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 4 and BNG Gain Plan DC/25/0196
REFERENCE:	DISC/26/0124
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The access as proposed where it passes in between the two Lime trees T37 and T39 protected under TPO/0427 does not meet with the minimum requirements BS 5837 (2012) Trees in relation to design, Demolition and Construction – Recommendations, due to extent of the works required within the RPA of both trees. Para 7.4.2 Design recommendations of BS 5837 - 7.4.2.3 states that - New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA. This refers to any new hard surfacing within the RPA, regardless of the construction method.	
MAIN COMMENTS:	
The combination of the works to raise the level of the existing driveway and the new access to area where the new barn is situated takes the extent of new surfacing above the maximum 20% threshold within the RPAs of T37 and T39 as advised in the BS. The trees T37 and T39 have both been recorded as having a maximum stem diameter of 620 mm, which equates to a Root Protection Area (RPA) radius of 7.44 m in all directions; this results in a total circular RPA of 173.97m². For T37 Excluding the existing driveway, the area affected by the proposed new access and the extent of development within the RPA amounts to 46.75m², which represents 26.87% of the total RPA. When the works to the existing driveway are included, this brings the total extent of works 56.23m², which represents 32.32% of the total area covered by the RPA.	

Likewise, for T39 excluding the existing driveway, the area affected by the proposed new access and the extent of development within the RPA amounts to 44.83m², which represents 25.77% of the total RPA. When the works to the existing driveway are included, this brings the total extent of works 54.43m², which represents 31.29% of the total area covered by the RPA.

As such, the scheme in its current form as permitted under DC/25/0196, subject to the relevant conditions being discharged is not deliverable in a manner that meets with the requirements of BS5837.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	15/05/26