

**From:** Andrew.Clout <Andrew.Clout@horsham.gov.uk>  
**Sent:** 04 February 2026 11:36:01 UTC+00:00  
**To:** "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>  
**Cc:** "Trees" <trees@horsham.gov.uk>  
**Subject:** DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Hi Dan,

Apologies for delay in responding, it was logged as a 21 day response but I was intending to get back to you today in any event.

The revisions are an improvement in terms of direct and foreseeable potential indirect impacts on the oaks.

As previously fed back, IME it would not be considered reasonable to refuse a change of use of this nature on the basis of what may happen in the future in terms of new occupier apprehension/antipathy towards the presence of the trees and the impacts that they may have from natural tree growth and ageing, based on the layout proposed.

I do not concur with the view of the inspector in respect of the quoted allowed appeal in Stonepit Lane for similar development. It is IME unlikely that those areas external to plot curtilages will be left unused. There will be no effective control of use of these areas post development in terms of potential impacts on the trees key rooting environment.

If minded to approve, please ensure that the standard conditions, 3.8 Tree Protection and 6.8 AMS compliance previously referred to in my consult response, are utilised in the decision.

Regards

Andy

**Andrew Clout**

Assistant Arboricultural Officer (Tues and Weds only)  
Specialists Team - Strategic Planning

**Telephone:** [01403 215524](tel:01403215524)

**Email:** [Andrew.Clout@horsham.gov.uk](mailto:Andrew.Clout@horsham.gov.uk)



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**From:** Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

**Sent:** 04 February 2026 09:46

**To:** Andrew.Clout <Andrew.Clout@horsham.gov.uk>

**Cc:** Trees <trees@horsham.gov.uk>

**Subject:** RE: DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Hi Andy,

I hope all is well. On Jan 21<sup>st</sup> I sent a 14 day rec-consult request following some additional plans / rebuttal sent over by Ben Kirk. It's all on Enterprise, but re-attaching the email from Ben here for ease

We have a team meeting tomorrow at 11 and I'll need to update Emma with its progress. Are you able to provide a response before then?

Many thanks,

**Daniel Holmes**

Senior Planning Officer

**Telephone:** [01403 215190](tel:01403215190)

**Email:** [Daniel.Holmes@horsham.gov.uk](mailto:Daniel.Holmes@horsham.gov.uk)



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**From:** Andrew.Clout <Andrew.Clout@horsham.gov.uk>

**Sent:** 09 December 2025 15:41

**To:** Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

**Cc:** Trees <trees@horsham.gov.uk>

**Subject:** RE: DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Hi Dan,

Yes good thanks.

I saw the updated plan but had no idea what the amendments were. From my observations they appeared to have just included larger re-orientated caravans within the central plots. No additional arb. implications in that respect.

Regards

Andy

**Andrew Clout**

Assistant Arboricultural Officer (Tues and Weds only)

Specialists Team - Strategic Planning

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**Email:** [Andrew.Clout@horsham.gov.uk](mailto:Andrew.Clout@horsham.gov.uk)



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**From:** Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

**Sent:** 09 December 2025 15:28

**To:** Andrew.Clout <Andrew.Clout@horsham.gov.uk>

**Cc:** Trees <trees@horsham.gov.uk>

**Subject:** RE: DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Hi Andy,

I hope you had a good break. While you were away the applicant submitted an updated block plan to address some of the concerns raised by the landscape and drainage officers. Before I go back to the Agent can I just double check that you have referred to this most updated block plan (BLOCK PLAN 2412WE\_001 rev 002) in the portal?

Thanks,

**Daniel Holmes**

Senior Planning Officer

**Telephone:** 01403 215190

**Email:** [Daniel.Holmes@horsham.gov.uk](mailto:Daniel.Holmes@horsham.gov.uk)



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**From:** Andrew.Clout <[Andrew.Clout@horsham.gov.uk](mailto:Andrew.Clout@horsham.gov.uk)>

**Sent:** 09 December 2025 15:20

**To:** Daniel.Holmes <[Daniel.Holmes@horsham.gov.uk](mailto:Daniel.Holmes@horsham.gov.uk)>

**Cc:** Trees <[trees@horsham.gov.uk](mailto:trees@horsham.gov.uk)>

**Subject:** DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Hi Dan,

I have included some updated observations in the text below. Trust this suffices however, give me a call if you wish to discuss.

Regards

Andy

**Andrew Clout**

Assistant Arboricultural Officer (Tues and Weds only)

Specialists Team - Strategic Planning

**Telephone:** 01403 215524

**Email:** [Andrew.Clout@horsham.gov.uk](mailto:Andrew.Clout@horsham.gov.uk)





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**From:** Trees <trees@horsham.gov.uk>

**Sent:** 02 December 2025 11:11

**To:** Andrew.Clout <Andrew.Clout@horsham.gov.uk>

**Subject:** FW: DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

FYI

**Andrew Bush**

Arboricultural Officer (Planning)

Specialists Team - Strategic Planning

**Telephone:** [01403 215171](tel:01403215171)

**Email:** [Andrew.Bush@horsham.gov.uk](mailto:Andrew.Bush@horsham.gov.uk)



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**From:** Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

**Sent:** 02 December 2025 10:14

**To:** Trees <trees@horsham.gov.uk>

**Subject:** FW: DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Dear Andy,

Further to your detailed arboricultural comments dated 19/11/2025, the applicant's agent has provided a written response seeking to address the issues raised. Their full response is in the chain below for your consideration.

Before progressing the report to Committee, I would be grateful if you could review the agent's comments and confirm whether your original concerns remain, or whether any of the points raised alter your professional position on the arboricultural impacts of the proposed scheme.

In particular, it would be helpful to have your updated view on:

- the proximity of the proposed development to RPAs and the viability of tree protection fencing as shown; The applicants comments do not change my observations. The practical working space requirements for hardstanding and services installations in some places will not enable the line of tree protection fencing shown to be maintained whilst works in very close proximity are undertaken. The amenity space and land surrounding the units, where within tree RPA's will in the future be subject of usages within the altered urban context that IME would be foreseeably likely to have foreseeable detriment to the soil structure.
- the absence of a BS5837-compliant arboricultural impact assessment; The Impact assessment included in the BS referred to includes the following information that should be included in an AIA:  
 "The project arboriculturist should .... prepare an arboricultural impact assessment that evaluates the direct and indirect effects of the proposed design and where necessary recommends mitigation. The assessment should take account of .... any potentially damaging activities proposed in the vicinity of retained trees. Such activities might include..... the installation of new hard surfacing, the installation of services, and the location and dimensions of all proposed excavations or changes in ground level, including any that might arise from the implementation of the recommended mitigation measures. **In addition to the impact of the permanent works, account should be taken of the buildability of the scheme in terms of access, adequate working space** and provision for the storage of materials". Section 2.4 of the submitted planning report was presumably written without sight of the finalised drainage plans or an appreciation of working space requirements for hardstanding installation and kerbing/edging in particular. The tree report should also include assessment of future pressures on the trees from the proposed change of use. Where large, relatively old trees are retained within urban context the perceived nuisance associated with their size and condition will bring future pressures to lop/fell, particularly if in latter declining condition they suffer some storm damage/branch failures.
- the potential for future pressure on the TPO trees, including the veteranisation potential of the larger oaks;  
 Trees of the size and age present will begin to decline in condition over time. Whilst now nationally recognised as being of irreplaceable habitat value, they become landscape features that do not co-exist well with change of use/traffic/potential "target" associated with activity around them that an urban context infers.  
 and
- the suitability of the proposed plot layout in relation to the protected trees.  
 As I formerly commented, the proximity of the proposed relationship of the plots nearest to the three largest trees will IME place unnecessary future pressure on the trees which should be designed out of new development proposals where viable to do so. It is IME unlikely that those areas external to plot curtilages will

be left unused. There will be no effective control of use of these areas post development in terms of potential impacts on the trees key rooting environment.

Given the application will be heard at Committee, your clarification will assist in ensuring Members have an accurate and up-to-date arboricultural assessment.  
Many thanks in advance, and please let me know if you require any further information.

Kind regards,

**Daniel Holmes**

Senior Planning Officer

**Telephone:** [01403 215190](tel:01403215190)

**Email:** [Daniel.Holmes@horsham.gov.uk](mailto:Daniel.Holmes@horsham.gov.uk)



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**From:** Ben Kirk <[ben@prometheanplanning.co.uk](mailto:ben@prometheanplanning.co.uk)>

**Sent:** 24 November 2025 19:41

**To:** Daniel.Holmes <[Daniel.Holmes@horsham.gov.uk](mailto:Daniel.Holmes@horsham.gov.uk)>

**Subject:** Re: DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Daniel

I note comments from the tree officer in relation to this application.

A number of issues are raised and we would like to respond to these.

The comments states that the urbanisation of the site for the quantum and position of residential use proposed will require engineering operations to be undertaken very close to the minimum recommended root protection areas (RPA's) of these trees.

Whist we do not disagree that operations are requires these are minimal and comprise only:

- Drainage & services – all located outside of RPAs.
- Shallow concrete corner pads on which the statics will be located all located outside of RPAs.

The comments also state that the change of use will "foreseeably place the trees under significant future pressure for lopping/felling due to issues of both tree condition and the altered juxtaposition of residential use and reasonable expectations of occupiers within relatively close proximity to trees of significant age and recognised landscape value."

There is in our view no evidence to suggest the foreseeability of works/removal, all of which can be resisted as the trees of concern are protected by way of a TPO. We do not consider this to be a material consideration.

The comments recommend that if re-development of the site is to be pursued that design of positioning and space for both stationing of caravans and associated amenity space are re-considered to give greater space to the principal trees. The comments suggest that one caravan and amenity area may be accommodated between the oak trees identified as T1 and T12 on the Western boundary so that the two further plots abutting this boundary could be moved further South to take them outside of the minimum recommended RPA of T12.

This is unfortunately not possible as the area to the northwest is identified as a future flood risk area so we would not want to locate residential accommodation here.

The comments state that the relationship of plot 3 and the day rooms to the two trees on either side on the Eastern boundary remains poor, and that the officer recommends "that this plot be omitted and the day rooms re-positioned to recognise the foreseeable associated amenity space usage they incur, to avoid foreseeable future pressures on the trees (including the two largest individual oaks) from the change of use."

We disagree that the relationship is poor. The site has been laid out in accordance with the required standards in relation to trees and minimum root protection distances. As per the submitted Block Plan, the trees on the eastern boundary are all located within the proposed enhanced grassland area and do not form part of a proposed amenity space. There is therefore not conflict between the development and the health of the trees.

We recognise that two of the trees are of exceptional size and likely age for the species and have significant landscape and amenity value. This is why the scheme has been paid out based on a thorough understanding of the trees on site and has been informed by detailed work with our arboricultural consultant.

We fundamentally disagree that a change of land use as proposed would foreseeably have a significant negative impact on the likelihood of being able to reasonably retain these trees in the longer term.

Similar concerns were raised in an application for 4 pitches in Stonepit Lane. Just a few hundred yards north of this site which was allowed at appeal. In this the Inspector concluded at paragraph 18 that:

*Whilst I note the Council's observations in respect of the potential for future pressures to reduce or remove trees to the south of the site, that is not the scheme before me. There is little indication that such changes would be sought in the near future – whether due to the needs of occupiers or through general good management of trees. Moreover, planning conditions can be reasonably used to ensure that landscaping and biodiversity measures, including bat and bird boxes, are secured on the site.*

As such we maintain that the planning merits of the scheme that are before you must be considered which is accompanied by a Tree Planning Report & Arboricultural Method Statement which makes clear that there is no impact on the trees on site.

The comments say that no arboricultural impact assessment has been submitted but the submitted Tree Planning Report & Arboricultural Method Statement includes a tree impact assessment.

We disagree that the tree protection barrier fencing would not be viable at the positions shown, tight to the new development features. It would be entirely possible to construct the development with these protection measures in place and we have managed to achieve this on far more constrained sites than this.

I trust that these comments will be taken in to account

Regards

Ben

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**From:** Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

**Sent:** Wednesday, November 12, 2025 09:16

**To:** ben@manorwood.co.uk <ben@manorwood.co.uk>; Ben Kirk <ben@prometheanplanning.co.uk>

**Subject:** RE: DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Hi Ben,

Thanks for this. Kate is taking on a new role within HDC, so this has been passed on to me. Kate and I have discussed and I am aware of this history. I will send an update to you following my visit on Friday.

Kind regards,

**Daniel Holmes**  
Senior Planning Officer

**Telephone:** [01403 215190](tel:01403215190)

**Email:** [Daniel.Holmes@horsham.gov.uk](mailto:Daniel.Holmes@horsham.gov.uk)



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**From:** Ben Kirk <[ben@manorwood.co.uk](mailto:ben@manorwood.co.uk)>  
**Sent:** 12 November 2025 07:39  
**To:** Daniel.Holmes <[Daniel.Holmes@horsham.gov.uk](mailto:Daniel.Holmes@horsham.gov.uk)>; [ben@prometheanplanning.co.uk](mailto:ben@prometheanplanning.co.uk)  
**Subject:** Re: DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Daniel

Thanks for the email.

That is fine to visit and you will be able to access the site enough to see the whole site.

You will be aware this is a resubmission of a previously withdrawn application which Kate Turner was dealing with.

We did share these updated plans with Kate in advance of the submission and you will see from the attached email that she felt it was an improvement and addressed the previous concerns in relation to trees and site layout.

If you have any queries when reviewing the submission please do let me know.

thanks

Ben

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**From:** Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>  
**Sent:** Tuesday, November 11, 2025 11:42  
**To:** ben@prometheanplanning.co.uk <ben@prometheanplanning.co.uk>  
**Subject:** DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Dear Ben Kirk,

I refer to the above. I am the appointed Case Officer for this application and will be undertaking a site visit this Friday 14<sup>th</sup> November. I will be present on site between 10:00-10:45am.

Please can you confirm with the applicant that I will have safe access into the site so that I can undertake the visit.

I do not need to be accompanied on the visit, I just need to be able to see the relevant parts of the site so that an assessment can be made. Please can you confirm.

Kind regards,

**Danie Holme**  
I s

Senior Planning Officer

**Telephone:** [01403 21519](tel:0140321519)  
[0](tel:0140321519)

**Email:** [Daniel.Holmes@horsham.gov.uk](mailto:Daniel.Holmes@horsham.gov.uk)



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