

From: Ben Kirk <ben@prometheanplanning.co.uk>
Sent: 24 November 2025 19:40:30 UTC+00:00
To: "Daniel.Holmes" <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

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 21519
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Email: Daniel.Holmes@horsham.gov.uk
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Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Ben Kirk <ben@manorwood.co.uk>
Sent: 12 November 2025 07:39
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>; 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

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 14th 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
l s**

Senior Planning Officer

Telephone: 01403 21519
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Email: [Daniel.Holmes@horsham.gov.u
k](mailto:Daniel.Holmes@horsham.gov.uk)



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