



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Slips, West End Lane, Henfield
DESCRIPTION:	Change of use of the land for the stationing of 4no. gypsy and traveller static caravans for residential purposes and 5no. associated dayrooms
REFERENCE:	DC-25-1700
RECOMMENDATION:	Advice / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>The principal arboricultural features of the site are the mature oak trees, subject of a Tree Preservation Order, situated within the historic bounding hedgerows to the East and West.</p> <p>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.</p> <p>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.</p> <p>I recommend that if re-development of the site is to be pursued for residential purpose 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.</p> <p>In arboricultural terms, it would appear that one caravan and amenity area, in accordance with the size of plot shown on plans submitted to date, may be accommodated between the oak trees identified as T1 and T12 on the Western boundary. The two further plots abutting this boundary could be moved further South to take them outside of the minimum recommended RPA of T12.</p> <p>The relationship of plot 3 and the day rooms to the two trees on either side on the Eastern boundary remains poor. I recommend 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.</p>	

MAIN COMMENTS:

The site is subject of a Tree Preservation Order (ref no. TPO/1537) made in 2020 that confers protection to eight hedgerow oaks. The trees were considered to be under threat from potential development/change of use aspirations for the field.

The field is a comparatively narrow rectangular shape, only approximately 35m in width. It is bounded by remnants of the historic field pattern hedgerows which are readily delineated on either side by the stems of the protected hedgerow oaks and remaining native tree species.

The submitted arboricultural survey recognises that all the oak trees are of A and B categories worthy of material consideration as constraints on potential development/change of land use. The survey does not include the required sub-categories for trees of this quality and value. In my view they would qualify under sub-categories 1 and 2 as they are both of significant arboricultural value and of high landscape value/contribution.

Two of the trees are of exceptional size and likely age for the species and have significant value in addition to their current arboricultural and landscape value in terms of their foreseeable future veteran tree potential. A change of land use as proposed would IME foreseeably have a significant negative impact on the likelihood of being able to reasonably retain these trees in the longer term as they reduce in overall height and increase the natural process of decay and infirmity, wherein they become recognised irreplaceable habitat features of national importance.

No arboricultural impact assessment has been submitted. From the proposed layout, direct impacts on key rooting areas may be limited to the fact that services, fencing and some of the structures and hardstandings proposed are so close to/marginally within minimum recommended radial root protection areas of the oak trees that tree protection barrier fencing would not be viable at the positions shown, tight to the new development features.

ANY RECOMMENDED CONDITIONS:

If minded to approve a current or revised scheme along lines as proposed above, please ensure that the standard conditions 3.8 and 6.8 for Pre-commencement tree protection installation and compliance with the submitted Arboricultural Method Statement are used and worded appropriately to refer to the relevant up to date submissions in this respect.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	19/11/25