HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Stonepit Lane Henfield
DESCRIPTION:	Erection of entrance gates.
REFERENCE:	DC/25/1209
RECOMMENDATION:	**Advice/More information**
2nd response in Red	**Advice**

SUMMARY OF COMMENTS & RECOMMENDATION:

The site is bordered to the south by a line of mature countryside trees, and to the east by a line of off-site trees. Both groups of trees are readily visible when viewed from the south on Stone Pit Lane and are considered to make a positive contribution to the rural countryside setting. Collectively, both groups of trees are of high landscape and amenity value. No detailed supporting tree information has been provided with the application.

The previously submitted Block Plan (Drawing No. 2503 TH_R1_001s) has been edited to include some basic tree protection measures and has been renamed Appendix 3: Tree Protection Plan, however, the drawing is still named as a Block plan in the key; the edited plan has not been prepared in accordance with BS 5837:2012.

A Tree Protection Plan (TPP) is normally produced as a scaled drawing with a clear legend and supported by related arboricultural documents such as, an Arboricultural Method Statement, as previously requested.

Furthermore, a TPP typically identifies the location and species of retained trees, their crown spreads, and Root Protection Areas (RPAs), along with the position of protective fencing to create construction exclusion zones. The plan may also indicate ground protection, special construction methods where works occur near RPAs, to ensure that damage to roots, stems, and canopies is avoided during the works.

The submitted TPP (Block Plan) (Drawing No. 2503TH_R1_001) does not contain sufficient detail to enable an informed assessment of the development proposal at the site, nor does it adequately demonstrate how the retained trees along the northern boundary, which are collectively of good amenity value, or the mature tree/hedge belt on the site boundary would be safeguarded during the proposed development works, or post development.

MAIN COMMENTS:

The supporting block plan shows the trees along the southern boundary and their Root Protection Areas (RPAs) within the site. However, some trees along the eastern boundary are missing from the plan, in particular, the mature hazel stool located adjacent to the proposed site entrance. The access, as proposed, would significantly impact the key rooting area of this tree.

No detailed supporting tree information has been provided with the application to appropriately assess the impact on the trees within the site or those located in the field to the east, which are a material consideration in the planning process due to their proximity to the site boundary. Nor have any tree protection measures been proposed to ensure that trees within influencing distance of the proposed development area on the southern boundary would be appropriately safeguarded should the application be approved.

To allow the Council to make an informed decision on the tree-related impacts of this proposal, please request that a tree survey undertaken in accordance with BS5837 standards, supported by an Arboricultural Method Statement and Tree Protection Plan.

Please note that it would not be appropriate to secure this information by way of a pre-commencement condition, because once the scheme has been deemed acceptable in planning terms, it would be very challenging to request amendments or alternative construction techniques if these matters were to be dealt with later by condition.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	06/03/2026