# HORSHAM DISTRICT COUNCIL CONSULTATION

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| **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** |
| **3rd response in Blue** | **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. And 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 given their lane-side setting, or the mature tree/hedge belt on the site boundary would be safeguarded during the proposed works.

This information should be prepared by a person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction. Full guidance on the survey information, tree protection plan and impact assessment that should be provided with an application is set out in the current BS5837 Trees in relation to design, demolition and construction – Recommendations'. Using the methodology set out in the BS should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.

**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.

3rd Response in Bule – The Arboricultural Report prepared by D. Wynn provides a fair assessment of the trees at the site in respect of their condition, form, and the potential impact of the development proposals. If the tree protection measures set out within the supporting Tree Protection Plan are installed and adhered to, this should ensure that any tree-related impacts arising from the proposals are appropriately limited.

ANY RECOMMENDED CONDITIONS: Yes - 3.8 Tree protection

**Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

(a) All trees on the site shown for retention on approved drawing number [insert number], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

(b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.

(c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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| **NAME:** | Andy Bush Arboricultural Officer |
| **DEPARTMENT:** | Strategic Planning (Specialist Team) |
| **DATE:** | 19/09/25 |