



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	3 Orchard Close Small Dole Henfield
DESCRIPTION:	Permission in principle for the erection of a single dwelling and associated development
REFERENCE:	DC/26/0155
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: The site contains a high number of trees, with the mature Oaks being the principal arboricultural features on the site. These trees are mostly located along the northern and eastern boundaries and represent an important, long-established landscape feature that denotes the boundary between the built-up area of the village and the open countryside, and SDNP beyond. The application has been supported by an Arboricultural Survey and Constraints Plan, which shows the location of the trees on the site and plots their Root Protection Areas (RPAs).	
MAIN COMMENTS: The supporting Arboricultural Survey and Constraints Plan, together with the officer's site visit, indicates that if the existing garage and swimming pool were removed, along with trees T1 (Pine), T2 (Hawthorn), and T3 (Mixed Species), the site could accommodate a modest-sized dwelling without any significant development occurring within the RPAs of the Oak trees. This reflects the default position as advised in the current industry standard, BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations. In this respect, the proposed scheme has the potential to allow for the construction of a new dwelling with a reasonably sized garden while respecting the constraint posed existing trees on the site, subject to good design and an appropriate site layout. If minded to approve the application, and a subsequent full planning application is likely to be forthcoming, it must to be accompanied by a Arboricultural Impact Assessment (AIA) and an, Arboricultural Methods Statement (AMS) including appropriate tree protection measures.	

Full guidance on the survey information, Tree Protection Plan, and Impact Assessment that should be provided with an application is set out in **BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations**. Using the methodology set out in the standard should help to ensure that any new development at the site is suitably integrated with existing trees and that potential conflicts are avoided.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	10/03/26