



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Renvyle Farm, Okehurst Lane, Billingshurst
DESCRIPTION:	Construction of a warehouse to be split into four separate units (Class E(g)) with new internal access road
REFERENCE:	DC-26-0051
RECOMMENDATION:	Advice / No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
Minor amendment to the proposed section of no-dig access drive would enable the protection of the key rooting area of one of the principal oak trees on the E boundary whilst enabling practicality of construction. The mature oak trees make a positive contribution to the landscape character and are worthy of conservation/constraining development of the countryside.	
MAIN COMMENTS:	
The application is accompanied by a tree survey, AIA and AMS that make a fair assessment of the species, size and position of trees present and the areas of potential conflict with the key rooting areas of the trees associated with both the development and associated process. The proposed scheme of tree protection and associated AMS for access road construction would be acceptable in principle.	
The principal landscape features are the mature oak trees. Historic and ongoing development/activities on the site have involved some potentially damaging practices within the trees key rooting areas.	
The proposed removal of existing structures and installation of no-dig hardstanding where conflict between the proposed alignment of the new roadway and key rooting areas of the trees exists is a reasonable approach to conserving their key rooting areas and longer term health.	
The only tree of significant landscape merit affected by the proposed new roadway route is the larger oak on the E boundary identified as T10. The entire width of road in the area of proposed no-dig construction (as opposed to $\frac{3}{4}$ of its width as shown on the submission) will require specialist engineering for it to be practicably undertaken. As this is an additional/alterd engineering beyond the notional root protection area (RPA) of	

the tree, no additional amendment submission is considered necessary if minded to approve.

ANY RECOMMENDED CONDITIONS:

Yes – **3.8 Tree Protection compliance** – INSERT "ROAVR Group Arboricultural Impact Assessment ref: 25_5837_10_101 and associated Tree Protection Plan Rev 2 dated November 2025"

6.8 Arboricultural Method Statement compliance – INSERT ""ROAVR Group Arboricultural Impact Assessment and Arboricultural Method Statement ref: 25_5837_10_101 dated November 2025"

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	18/03/26