



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Little Slaughterford Chapel Road Barns Green
DESCRIPTION:	Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.
REFERENCE:	DC/25/2057
RECOMMENDATION:	Advice / Modification / Holding Objection to the complete removal of the Hedge – H1
2nd response in Red	~~Advice / Objection maintained to the complete removal of the Hedge – H1~~
3rd response in Blue	Holding Objection Withdrawn, No Objection
4th response in Green	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: The submitted Arboricultural Implications Assessment (AIA) and Method Statement (AMS) is a fair assessment the tree and woodland impacts of the proposed residential development at Land South of Smugglers Lane, Barns Green. Although, concerns are raised with the full loss of the hedge H1. ~~Concerns regarding the complete removal of H1 are unresolved. Although hedge H1 is of limited species diversity and does not contain five or more native woody species within a 30-metre length and therefore does not meet the definition of an Ancient. Nevertheless, this does not diminish its role as a long-established landscape feature of high public visual amenity value. When assessed in visual amenity terms, the complete removal of H1 would, in my view, be very noticeable and would result in a significant loss of amenity to the area, thereby negatively impacting the character and amenities of the locality, contrary to the aims of Policy 33 of the Horsham District Planning Framework.~~ It is positive to see that the southernmost section of the hedgerow H1 along the eastern boundary is now proposed to be retained. Whilst it is acknowledged that most of the hedge will be removed to facilitate the new footway and required visibility splays, this approach represents a notable improvement over the complete loss of the hedgerow. Furthermore, the proposed landscaping measures, particularly the creation of new hedgerow planting along the eastern part of the site near the access, as outlined in	

Landscape Strategy Plan DD715L01 Rev I, should help to restore a sense of enclosure as the hedge reaches maturity. These measures will also contribute to maintaining a degree of separation between the new development and the existing built-up area of the village. As such, the revised scheme as proposed better aligns with the core principles of Policy 33 of the Horsham District Planning Framework, which is an improvement on the previous submission.

The revised Arboricultural Implications Assessment and Method Statement (Ref. 25-1907-Report-C) and updated Tree Protection Plan (Ref. 25-1907-TPP-C) are satisfactory, as they now clearly identify the retention of the section of H1 shown on the Tree Protection Plan and referenced within the Arboricultural Implications Assessment and Method Statement. In addition, please see amended recommended conditions.

MAIN COMMENTS

Site layout Observations

The proposed layout appears to demonstrate that arboricultural constraints at the site have been considered, and have informed the design, for the most part. Whereby, development is largely confined to the central and eastern areas, minimising impacts on retained boundary trees. Most Category A and B trees are retained, and their Root Protection Areas (RPAs) are generally respected. This approach generally aligns with good practice and local policy objectives for retaining existing green infrastructure.

Ancient woodland impact observations

The western boundary of the site adjoins an area of Ancient Semi-Natural Woodland (ASNW). The provision of a 15-metre buffer between the woodland and the proposed development is noted and is considered appropriate in principle.

Current Planning Practice Guidance (PPG) – Ancient woodland, ancient trees and veteran trees: advice for making planning decisions advises that, where possible, buffer zones should form part of the area's green infrastructure and wider ecological networks; consist of semi-natural habitats such as woodland or a mix of scrub, grassland, heathland and wetland created using appropriate local native species; allow access only where habitats will not be harmed by trampling; and exclude all development proposals, including gardens.

The buffer is largely free from built form and is intended to function as a transition zone between the development and the woodland. The proposed pedestrian path within this buffer utilises an existing agricultural access point, which limits the extent of new disturbance. The use of a no-dig construction methodology, cellular confinement systems and soil de-compaction measures is proposed. Subject to compliance with the advised methodology, these works are not considered to adversely impact Tree T26. Furthermore, subject to the footway being contained by permanent fencing running parallel to its route to prevent any incursion into the Ancient Woodland Buffer post-development, this aspect of the proposals would be acceptable in arboricultural terms.

Root Protection Areas (RPAs) Observations

In respect of development within RPAs, it is noted that no direct built development is proposed within the RPAs of retained trees either within or outside the site boundaries (e.g. dwellings, roads etc.). However, localised incursions are proposed in association with

the repair of an existing culvert within the RPA of Tree T82 and an off-site roadside Oak, of high amenity and landscape value due to its prominent roadside location

With regard to T82, the incursions are located on the outer periphery of the RPA as currently plotted. However, it is noted that RPA T82 has been plotted using the standard circular method, which does not take account of the influence that the adjacent road to the east is likely to have had on root development.

BS5837 Trees in Relation to Design, Demolition and Construction advises at paragraph 4.6.2:

"The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution."

Amendments are therefore requested to the way the RPA of Tree T82 has been plotted.

The scheme also seeks to construct a new footpath within the RPA of Tree T26, which lies within the Ancient Woodland to the north of the site and passes through the Ancient Woodland buffer. As set out previously, PPG advises that buffer zones should exclude development and allow access only where habitats will not be harmed by trampling.

Tree and hedge removals observations

Tree removals have been identified and justified within the AIA. One tree (T15 Ash) is recommended for removal on arboricultural grounds i.e. its poor condition due to infection with ADB. Trees T80 (Field maple) and T81 (Ash), hedge H1 and part of hedge H2 are proposed for removal to facilitate access, drainage infrastructure and visibility requirements. With the exception of hedge H1, these features are of limited arboricultural value, and their removal is not considered to significantly undermine overall tree cover or landscape character of the site.

However, the loss of hedge H1 would, in my opinion, result in significant landscape harm and a noticeable loss of visual amenity to the area.

Hedge H1 forms a continuous, mature vegetated boundary along the eastern edge of the site and is an important, long-established landscape feature. Despite its limited species diversity, the hedge currently provides a strong visual and physical barrier between the built-up area of the village and the open countryside beyond.

The complete removal of hedge H1 would result in immediate and substantial landscape harm by opening up views across the site, eroding the established sense of enclosure, and undermining the historic boundary between the village and the countryside.

The loss of hedge H1 to facilitate access, drainage or ditch works would therefore be contrary to Policy 33 of the Horsham District Planning Framework, which seeks to protect and enhance landscape character, ensure development respects its context, and retain important landscape features such as trees and hedgerows.

As such, the full removal of hedge H1 should not be sought, and efforts should be made to retain as much of it as possible while still allowing for an appropriate site access. Additionally, where feasible, the scheme should reinforce this feature through the

integration of additional tree planting at intervals, thereby safeguarding its long-term contribution to the character of the area. [Concerns addressed](#)

ANY RECOMMENDED CONDITIONS: Yes, please see below.

Arboricultural Method Statement & Tree Protection Plan – Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement, and the Tree Protection Plan – Ref -25-1907-Report-B – Land South of Smugglers Lane, Barns Green, Horsham Arboricultural Implications Assessment and Method Statement Revision B, prepared by Canopy Consultancy dated March 2026, and the Tree Protection Plan Ref 25-1907-TPP-B.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

Arboricultural Method Statement & Tree Protection Plan – Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement, and the Tree Protection Plan – Ref -25-1907-Report-C - Land South of Smugglers Lane, Barns Green, Horsham Arboricultural Implications Assessment and Method Statement Revision C, prepared by Canopy Consultancy dated July 2026, and the Tree Protection Plan Ref 25-1907-TPP-C.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

Regulatory Condition: Notwithstanding the submitted Arboricultural Method Statement and Tree Protection Plan, no development shall commence until a standalone revised Tree Protection Plan and Arboricultural Method Statement showing the retained part of H1 alongside an Arboricultural Supervision and Monitoring Plan has been submitted to and approved in writing by the Local Planning Authority (LPA).

- The Arboricultural Supervision and Monitoring Plan shall include but not be limited to the name and qualifications of the appointed Arboriculturist, define the scope of supervision (including works within or near Root Protection Areas), and set out a schedule of inspections such as, pre-commencement start meeting with the Councils Arboricultural officer, key stages, ongoing monitoring, and post-construction, with procedures for addressing non-compliance.
- The appointed Arboriculturist shall undertake the approved supervision and submit written reports to the LPA within 20 working days of each visit. Development shall be carried out in accordance with the approved Plan and any agreed remedial measures.

This condition shall only be discharged following completion of the development and submission of satisfactory evidence of monitoring and compliance.

Reason: To ensure the protection and retention of important trees and hedgerows in the interests of amenity, biodiversity, and environmental sustainability, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Regulatory Condition: All development hereby permitted shall be completed in full accordance with Appendix 4 of the Programme of Site Monitoring of the approved Arboricultural Implications Assessment and Methods Statement revision C, July 2026.

Reason: To ensure the protection and retention of important trees and hedgerows in the interests of amenity, biodiversity, and environmental sustainability, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	03/02/26 11/05/26 12/06/26 22/07/26