



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Wineham Place, The Lodge, Wineham Lane, Wineham
DESCRIPTION:	Erection of a replacement (self-build) dwelling and conversion of existing Lodge into a garage and workshop
REFERENCE:	DC-25-1860
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No significant outstanding arboricultural concerns subject to control of development and associated process.	
MAIN COMMENTS:	
<p>The area of proposed development was formerly the SE corner of a field North of Kent Street abutting Wineham Lane. A section of the field has seemingly historically been incorporated into the residential curtilage of The Lodge with a neglected agricultural access point on the Southern boundary being recently re-opened and upgraded with hardstanding and drainage culverts.</p>	
<p>The submitted tree report is fair reflection of the species, size and position of the current treescape. Subject to appropriate use of tree protection measures, no further harm to the retained treescape would be envisaged from the proposed development.</p>	
<p>The recently installed driveway is shown to bisect the recommended minimum root protection areas of several of the larger trees surveyed.</p>	
<p>This engineering has already had a significant impact on the health of the oak tree (identified as T23) adjacent to the current gated point of access. The decline in this trees health means it is unlikely to be retained in the short term. Combined with the loss of trees identified for removal on the other side of the drive at this point, there will be a significant alteration to the formerly rural streestcene as the access is formalised for domestic purpose.</p>	
<p>I recommend that control of upgrading of the drive is maintained by condition to guard against further potential impact on future tree health from associated excavations, ground compaction and/or impermeable sealing of the surface. In addition control of soft</p>	

landscaping to restrict further urbanising features/exotic plantings close to the roadside is advisable.

The submitted Tree protection plan is a preliminary drawing based on potential tree protection measures dependant on site set-up. If minded to approve in other respects, I recommend conditions for submission of finalised details in this respect that includes details of services installation and any alterations to existing hard standings, gates, walls and means of enclosure etc.

ANY RECOMMENDED CONDITIONS:

Yes – Standard condition 3.9 Arboricultural Method Statement - Tree protection details required.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	17/12/25