



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Warnham Lodge Farm, Mayes Lane, Warnham
DESCRIPTION:	Erection of one dwelling with associated landscaping
REFERENCE:	DC-25-2100
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No significant arboricultural concerns subject to amendments to curtilage delineations to respect the adjacent Ancient Woodland and comply with NPPF statutory advice in this respect. A tree protection condition would be appropriate to conserve remaining trees and woodland abutting the site.	
MAIN COMMENTS:	
The land holding is bounded by mature hedgerow, trees and woodland that are significant to the local landscape character. Most of the remaining shaws and woodland are remnants from historic land clearance and thus likely have always been tree'd/wooded. The Western boundary abuts Hoopers Copse designated Ancient Woodland (AW).	
Some pre-emptive tree/vegetation clearance has taken place adjacent to the current/proposed vehicle access into the field. This action negates the need for the specialist driveway engineering referred to within the D & A statement.	
The submitted tree report does not include a scheme of proposed tree protection in accordance with the relevant design standard - BS5837:2012 Trees in relation to design, demolition and construction recommendations or HDC standard validation requirement in this respect. If minded to approve in other planning respects, I recommend that this is requested and approved in principle prior to determination, to enable an enforceable compliance condition to be used in this respect.	
As highlighted in the pre-app response, the site plan indicates a formal garden surrounded by a re-landscaped field providing the access drive and drainage requirements. The change of use desired for the whole land parcel as residential curtilage would conflict with the requirements of the NPPF in respect of potential future pressures of increased residential proximity to the AW parcel abutting to the West.	

In order to be able to approve a scheme for change of use as proposed, a buffer of land minimally 15m deep beyond the recognised residential curtilage of the property would need to be retained as a naturalised buffer to the designated AW, in accordance with the NPPF standing advice.

ANY RECOMMENDED CONDITIONS:

See comments above regarding current omission in submitted information in respect of protection of surrounding trees and woodland from the development process.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	17/03/26