



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Parsons Field Stables, Pickhurst Lane, Pulborough
DESCRIPTION:	Application for the continuous use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Associated landscape works (Retrospective)
REFERENCE:	DC-25-0317
RECOMMENDATION:	Advice / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>The revised block plan (Ref: 2502MB_R1_001) indicates the intention to cover a further area to the South of the recently installed close board fencing with more hard standing. This would be detrimental to the health of trees that remain in the vicinity and would involve engineering within the minimum (15m) recommended buffer to Ancient Woodland (AW) contrary to the ethos of the NPPF and LDF policy.</p> <p>I recommend, that if minded to approve this type of new development in the countryside, consideration be given to what an acceptable ecological buffer to the AW for this type of urbanising development and associated residential usage should be, to enable the applicant to amend plans accordingly.</p> <p>Likewise that hard standing pre-emptively installed tight to the close board fencing on the W boundary be removed and the ground adjacent to the fencing re-instated to give a permeable soft landscaping buffer of upto 8m width.</p>	
MAIN COMMENTS:	
<p>The site is bounded on two sides by woodland/old woodland shaw. To the South is a designated AW (Gerrards Rough) subject of a woodland Tree Preservation Order (Ref: TPO/0706).</p> <p>Works to date for installation of close board fencing and associated importation and spreading of hardcore/engineering have involved some disturbance to roots and rooting areas of bounding trees to the West with some recent lower branch damage also evident.</p>	

The additional extent of hardstanding proposed to the South is foreseeably damaging to rooting areas of further woodland trees and contrary to design principles expounded in the NPPF in respect of ensuring AW is afforded appropriate protection from new, potentially harmful development.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
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DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
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DATE:	16/04/25
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