



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Woodland Land Parcel west of Little Haglands, Haglands Lane, West Chiltington
DESCRIPTION:	Prior Notification for the creation of an access road to enable safe entry and exit of agricultural/forestry machinery and vehicles
REFERENCE:	DC-25-2119
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>The land area is subject of statutory control in respect of the Tree Preservation Order made in 2000. If minded to approve in principle, I recommend an informative that makes clear the requirements for a formal application for pruning of any live tree parts and/or root disturbance associated with the installation of any hard standing/excavations within the viable rooting area of trees within the woodland area.</p>	
MAIN COMMENTS:	
<p>The plot of land is roughly rectangular and approx. 1.5Ha in size. It is bounded to the North by Haglands Lane with the remaining three boundaries no longer affording viable vehicle access.</p>	
<p>The land profile of the plot rises up relatively steeply from North to South, away from Haglands Lane where future vehicle access is desired. A Public footpath runs along the Western boundary.</p>	
<p>The land concerned is subject of a Woodland Tree Preservation Order (ref: TPO/1051) made in 2000.</p>	
<p>The principal tree species are early mature oak, birch and hawthorn. All trees currently present and any future natural regeneration, saplings and live woody growth is subject of protection.</p>	
<p>An application for tree works in accordance with the TCPA 1990 (as revised) and associated 2012 regulations would be required for any pruning or felling of trees to formalise/create an accessway.</p>	

The above legislation overrides permitted development rights/prior approvals. Any works to a protected tree that are necessary to implement a permitted development proposal still require the LPA's specific consent via a tree works application.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	07/01/26