HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Grinstead House Farm Littleworth Lane Partridge Green
DESCRIPTION:	Creation of an access track and field gate access onto classified road.
REFERENCE:	DC/24/0656
RECOMMENDATION:	Holding objection / Modification / More info

SUMMARY OF COMMENTS & RECOMMENDATION:

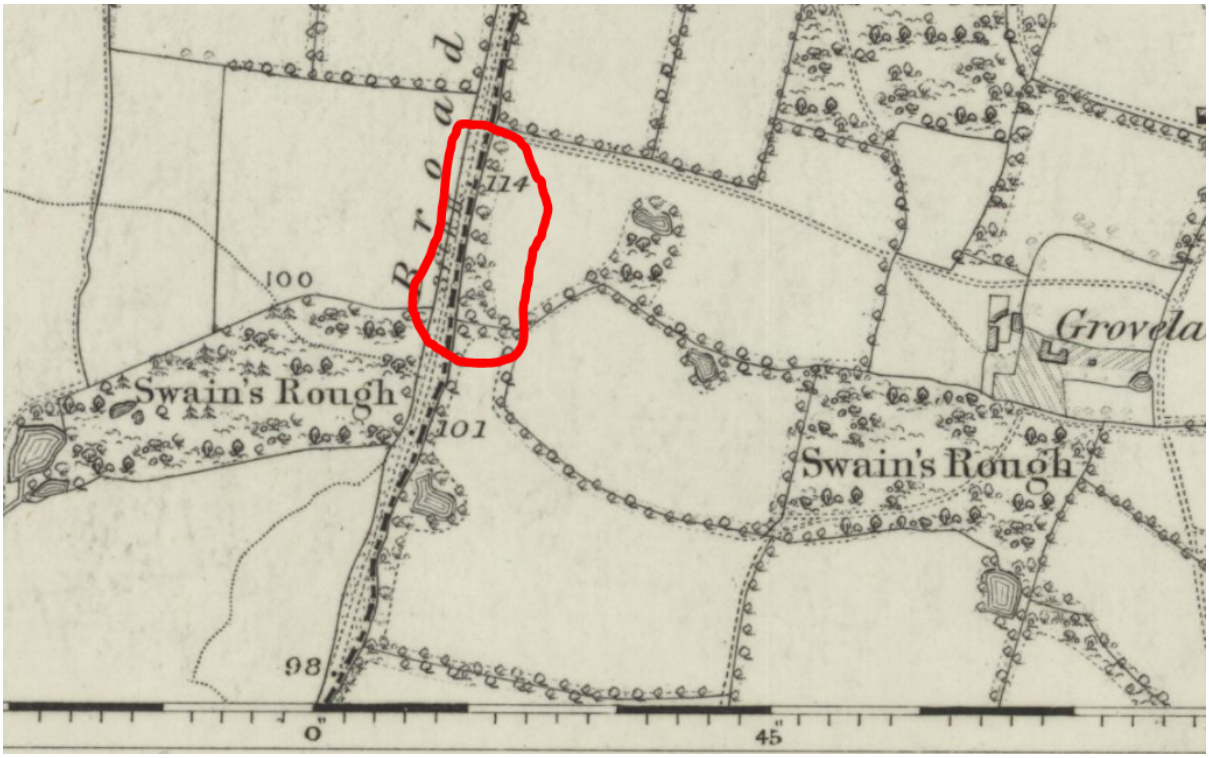
The development proposal would require the direct loss of a high number of trees roadside trees with high landscape value, where the new access would pass through a wooded roadside strip that is roughly 0.73 Acres in total size and around 20m wide on the western boundary of the site adjacent to Littleworth Lane.

Due to the significance of the wooded strip within the local and wider landscape, to make a fair assessment of the impacts on trees and woodland please request a BS 5837 tree survey, Arboricultural impact assessment and methods statement and details of tree protection measures should be provided.

MAIN COMMENTS:

There is roughly a 1m change in ground level between the road and the wooded strip, suggesting that to be build the access as proposed would require quite substantial engineering works and excavation into the bank to allow for a useable gradient for vehicle use.

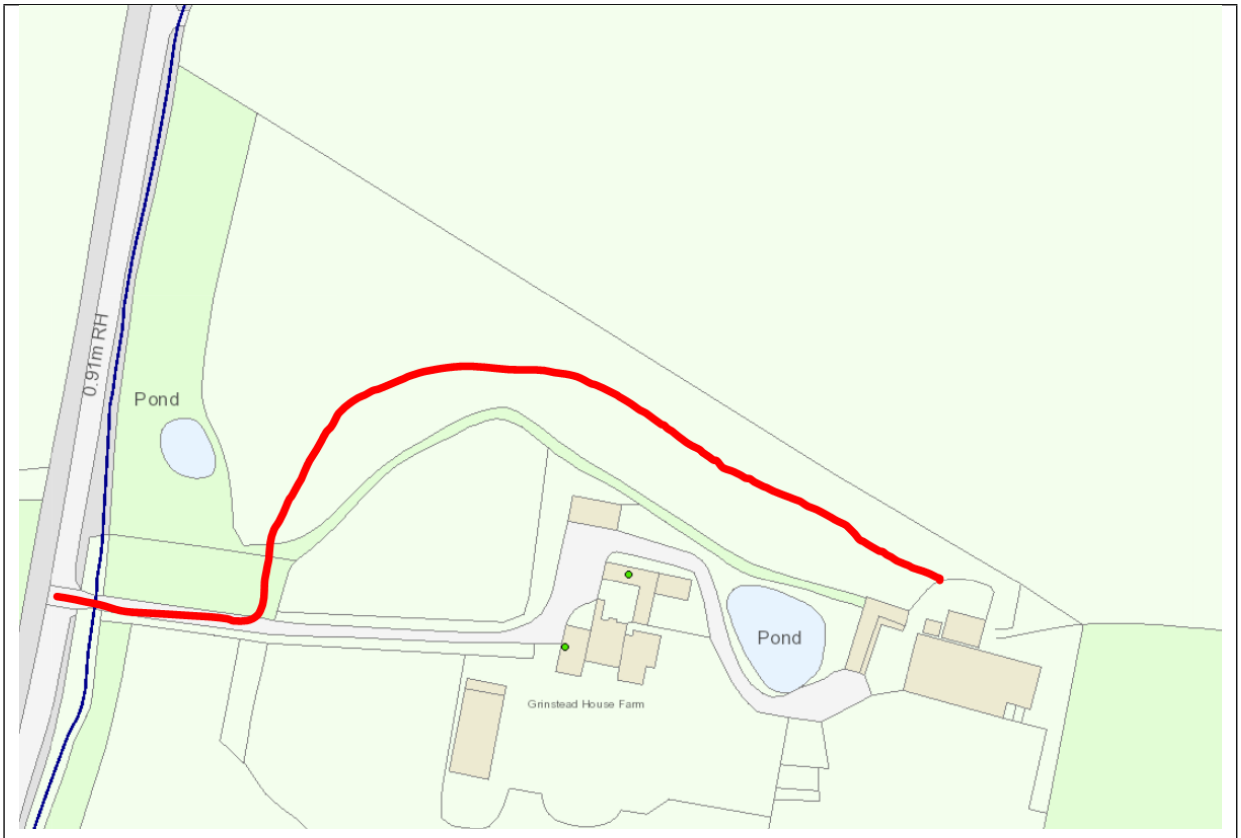
The wooded strip is not classified as "**Ancient Woodland"**, presumably as it is not evident on earlier mapping than is currently available to me. However, It is however present on the 1879 OS map and is thus classified by the Government in their updated Keepers of Time: ancient and native woodland and trees policy in England as "**Long established woodland"**, just below Ancient woodland (which is classified as irreplaceable habitat) within the recently adopted hierarchy of value. The Governments strategic objective is to recognise the value of this resource and to protect it.



Os Map of the area - Surveyed: 1874 to 1875, Published: 1879

As it stands, the proposed development would result in the partial loss of a section of long-established woodland that would be detrimental to the historical, landscape and biodiversity value it affords and the character of the area. The proposal is therefore contrary to the ethos of the NPPF (Paragraphs 180, 185 and 186) and policies 25, 26, 31 and 33 of the Horsham District Planning Framework 2015.

As such consideration should be given to finding an allative access to the field that bypasses the wooded strip. A simple solution would be to alter the route and make use of the existing property access for the main dwelling, similar to the route shown in the below image. This route would require the removal of some low-merit trees located within the site but would be more acceptable in tree terms and the losses could likely be appropriately compensated for elsewhere at the site.



ANY RECOMMENDED CONDITIONS:N/A

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist team)
DATE:	31/07/24