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24th February 2025

Dear Marie Riggs

Reference: DC/24/1809
Proposal: Construction to existing car parking area, to provide a triple car, timber-framed garage building and amended vehicular access | Willow Cottage Bashurst Hill Itchingfield West Sussex RH13 0NY

Woodland Trust Position

The Trust **maintains its objection** to this planning application on the basis of loss and deterioration of woodland (grid ref: TQ 12675 29615), designated as an Ancient Semi Natural Woodland on Natural England's Ancient Woodland Inventory (AWI).

Whereas we note that the size of the proposed building has been reduced, it is still located within ancient woodland and as such this application is contrary to the National Planning Policy Framework, paragraph 193(c).

There is **no wholly exceptional reason** for the development in this location and therefore the application should be refused on the grounds it does not comply with national planning policy.

As previously advised, if the applicant believes the ancient woodland designation to be incorrect they would need to contact Natural England, as the statutory authority for ancient woodland, to discuss the process and associated evidence requirements for amending the ancient woodland designation.

Please refer to our original objection dated 10th January 2025 for further information in relation to ancient woodland.

Please contact us at planningcasework@woodlandtrust.org.uk if it would be helpful to discuss any of the points raised.

Kind regards

Cathy Johannesen
Programme Officer - Woods Under Threat

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