



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Adversane, Adversane Lane, Adversane
DESCRIPTION:	EIA Scoping Opinion for a mixed-use development for a new settlement to accommodate 3,200 dwellings, employment uses, community uses and supporting infrastructure
REFERENCE:	EIA/26/0005
RECOMMENDATION:	Advice
MAIN COMMENTS: The EIA report highlights that there are approximately 28ha of Lowland Mixed Deciduous Woodland, including around 11ha of Ancient Woodland, together with an extensive network of hedgerows extending over 8.5km, within the site's boundaries. It further advises that ecological surveys have also identified several trees that are likely to qualify as veteran trees, although a definitive veteran tree schedule has not yet been prepared. Given the site's mature wooded character, the irreplaceable habitat features such as, veteran trees and ancient woodland should be treated as primary constraints to development and afforded a good level of protection and appropriate buffers in accordance with the current guidance set within the NPPF. The hedgerows identified in the report appear to be vast and mostly composed of mixed native species, with mature specimen trees cited at various intervals throughout. The report highlights that most hedgerows within the site were considered to qualify as Habitat of Principal Importance (HPI). Therefore, the bulk of the hedgerows are likely to qualify as "important" under the Hedgerow Regulations 1997 in places, subject to survey confirmation. When the hedgerows are considered within a national context it is important to note that between the 1940s and the 2020s, the UK lost approximately half of its total countryside hedgerows with an estimated 118,000 miles disappearing during this period; mostly due to agricultural intensification and development pressures. Most hedgerows in the UK are generally considered to be Priority Habitat, due to their function as wildlife habitat, ecological connectivity corridors, coupled with their function as key landscape features. The retention of intact, species-rich hedgerows should therefore be considered a key element of sites layout at the early design stages.	

Given the scale of development proposed, arboricultural and landscape considerations should ideally inform the overall design of the scheme from the outset. The layout, access strategy, drainage infrastructure, green corridors and built form should be designed around retained woodland, veteran trees, mature trees and hedgerows rather than relying on post-design mitigation.

As such, if an application is to be forthcoming the proposal should seek the retention and protection of the Ancient Woodland, veteran and mature trees and key hedgerow corridors. A landscape-led design approach that reflects the site's established rural and wooded character, should be sought to help successfully establish the development within its rural setting.

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DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	10/07/26