



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Coombewick House Mobile Home London Road Ashington
DESCRIPTION:	Temporary siting and residential occupation of mobile home with associated decking and ramped access for a (further) temporary period of three years, together with permanent retention of the existing access track and turning area.
REFERENCE:	DC/26/0732
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: The mobile home in question, is situated adjacent to an area of designated ancient woodland known as Coombewick Ghyll, which is additionally protected by Tree Preservation Order (TPO) 0743. The eastern flank wall of the structure is located approximately 5 metres from the woodland edge and therefore falls within the 15-metre buffer identified in Natural England's Standing Advice for Ancient Woodland. It is acknowledged that this separation distance would not accord with current best practice for new development and that ancient woodland is afforded a high level of protection as an irreplaceable habitat. It is recognized that there is a long-standing relationship between the built form of the mobile home and the adjacent woodland, and that it and parts of its curtilage fall within the 15-metre buffer identified within Natural England's standing advice for new development within influencing distance of ancient woodland. Consequently, the existing spatial relationship between the development and the ancient woodland would not accord with current best practice were a new residential structure proposed in this location today. It is also noted that paragraph 193(c) of the National Planning Policy Framework affords significant protection to irreplaceable habitats, including ancient woodland, where development would result in their loss or deterioration. Notwithstanding this, from the submitted information it would appear that the application does not seek to alter the built form of the mobile home, enlargement of the residential curtilage, or any other form of encroachment towards the ancient woodland. As such, the scheme as proposed would not materially alter the existing relationship between the mobile home and the adjacent woodland.	

MAIN COMMENTS:

N/A

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Andy Bush Arboricultural officer

DEPARTMENT:

Specialist team Strategic Planning

DATE:

13/08/26