HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Easlands Park Farm Warninglid
DESCRIPTION:	Prior notification for creation of a new agricultural access track
REFERENCE:	DC/26/1685
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The scheme as currently proposed differs from that previously mooted for the site, whereby a substantial section of the existing track, which is already laid to tarmac/hardstanding and for the most part runs adjacent to the ancient woodland, has been omitted. As a result, the current proposals would require a significantly reduced extent of new surfacing within the ancient woodland buffer, where there is an existing albeit unsurfaced track

The submitted Ancient Woodland Construction Environmental Management Plan sets out measures to avoid direct and indirect impacts upon the adjacent ancient woodland during construction, including defined working corridors, exclusion fencing, restrictions on excavation, pollution prevention measures, dust suppression controls, and safeguards relating to drainage and runoff. Given the existing use of the route, its established relationship with adjacent land uses, the omission of a substantial section of the previously proposed track, and the resulting reduction in works within the ancient woodland buffer, in this instance, it is unlikely that the development would materially alter the existing relationship between the site and the adjacent ancient woodland.

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS: Yes

Regulatory Condition - The development hereby permitted shall be carried out in full accordance with the recommendations, protective measures, working methods and restrictions contained within the approved Ancient Woodland Construction Environmental Management Plan (Eastlands Park Farm, dated 20 October 2026) and associated drawings SH0610-3 Rev A, SH0610-4 Rev A, SH0610-5 Rev B and SH0610-6. All protective fencing, exclusion zones and environmental safeguards shall be installed prior to the

commencement of works adjacent to the ancient woodland and thereafter retained and maintained for the duration of construction works.

Reason: To ensure the adjacent ancient woodland, an irreplaceable habitat, is protected from direct and indirect impacts arising from the construction process in accordance with the NPPF and Policy 31 of the Horsham District Planning Framework.

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	18/11/26