HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Woodlands Farm, Broadwater Lane, Copsale
DESCRIPTION:	Change of use of land to a mixed use including settled gypsy accommodation site comprising 2No. pitches. Retention of existing hardstanding and proposed biodiversity enhancements
REFERENCE:	DC-24-1018
RECOMMENDATION:	Advice / Withdrawal/ Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposed development, including the recently made/extended area of hardstanding are principally within the minimum buffer to new development required around an area of designated Ancient Woodland (AW) and partially within the AW itself.

I recommend that the application be withdrawn or substantively amended so that if acceptable in other planning terms the siting of new habitable buildings and associated habitable curtilage respect the minimum national requirements in this respect.

Otherwise I recommend refusal on basis of direct and foreseeable indirect impacts on the AW resource from new hardstanding and change of land use.

MAIN COMMENTS:

The site is partially within and immediately abutted to the East by the Northern tip of the Gill woodland that flanks either side of the stream running in a N-W orientation.

The woodland forms part of a larger area of Ancient Woodland (Cripps Wood) that stretches for approximately ¾ of a km to the South. It has good connection to adjacent field hedgerows and directly adjoins other blocks of woodland, forming good landscape and habitat connectivity.

The development does not take account of this landscape planning constraint.

Recent hardstanding creation/extension will foreseeably have had a detrimental impact on the woodlands seed bank. I recommend ecological assessment of viability of restoring the value of the AW soils.

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	30/07/24