HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Warren Horsham Road Handcross
DESCRIPTION:	Permission in Principle for the erection of one dwelling on the southern side of Handford Way and one replacement dwelling in the residential curtilage south of The Warren. Retention of Estate Management Building and a 150sq.m. extension, for commercial, business and service use within Use Class E(g)
REFERENCE:	DC/26/1639
RECOMMENDATION:	Objection / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

The wooded parts of the site are identified on DEFRA Magic Map as Priority Habitat Deciduous Woodland, a Habitat of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006. The site also lies within the High Weald National Landscape. Both are material planning considerations.

Part of the site also falls within the area coved by TPO/0003, Horsham Rural District Council Ashfold Crossways Tree Preservation Order 1956.

No arboricultural survey, Arboricultural Impact Assessment (AIA), tree constraints plan or other supporting technical information has been submitted to demonstrate that the proposed dwellings, access arrangements, parking, drainage and service infrastructure can be accommodated without adverse effects on retained trees, TPO-protected woodland section or the wider woodland habitat.

As such, insufficient information has been provided to demonstrate that the development can be implemented without the loss of protected trees or harm to Priority Habitat Deciduous Woodland, or the High Weald National Landscape.

MAIN COMMENTS:

The western part of the application site, comprising the heavily wooded area immediately east of Foresters, Handford Way, forms part of an established woodland block. Part of this area is protected by Tree Preservation Order TPO/0003, which covers approximately

3,151m² of area to the southeast of the propose dwelling. The submitted plans indicate that the proposed dwelling within this part of the site encroaches into the woodland, including land protected by the TPO, where development is likely to require the removal of protected trees and result in the fragmentation of an otherwise continuous woodland block.

The site is also identified as Priority Habitat Deciduous Woodland on DEFRA Magic Map and lies within the High Weald National Landscape. Notwithstanding these constraints, no arboricultural survey, Arboricultural Impact Assessment or supporting technical information has been submitted to demonstrate that the proposed development, including access arrangements, parking, drainage and service runs, can be accommodated without harm to protected trees or the woodland habitat.

In the absence of this information, it is not possible to conclude that the development could be delivered without unacceptable impacts on protected trees, Priority Habitat Deciduous Woodland and the wooded character of the High Weald National Landscape. The proposal therefore does not demonstrate compliance with the objectives of the NPPF and HDPF Policies 30, 31, 33 and 44 and is not supported on arboricultural grounds.

ANY RECOMMENDED CONDITIONS: None

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	23/11/26