# HORSHAM DISTRICT COUNCIL CONSULTATION

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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | Willow Cottage, Bashurst Hill, Itchingfield |
| **DESCRIPTION:** | Construction to existing car parking area, to provide a double car, timber-framed garage building and amended vehicular access |
| **REFERENCE:** | DC-24-1809 |
| **RECOMMENDATION:** | Advice |

**SUMMARY OF COMMENTS & RECOMMENDATION:**

I recommend that the application be withdrawn and the applicant seek to gain confirmation from Natural England (NE) as to whether the area of AW remains within the designation. If the area were to be formally withdrawn from NE's provisional inventory of AW then the planning considerations may enable a development of the type proposed.

The reduction in scale of the building to two bays, takes the requirement for excavations and engineering further away from the nearest mature oak tree highlighted in the submitted tree survey. The engineering requirements at this proximity will not foreseeably impact upon the future health of that tree, subject to control of process via fencing and ground protection precautions.

**MAIN COMMENTS:**

See former comments - the proposed development fails to accord with the recommendations of the NPPF to conserve designated Ancient Woodland - a recognised irreplaceable landscape habitat/resource.

**ANY RECOMMENDED CONDITIONS:**

N/A

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| **NAME:** | ANDY CLOUT – ASST. ARBORICULTURAL OFFICER |
| **DEPARTMENT:** | STRATEGIC PLANNING - SPECIALISTS |
| **DATE:** | 04/02/25 |