HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Wood Reeves, Mill Lane, Lower Beeding
DESCRIPTION:	Extensions and alterations to existing building to provide 'Fishery Managers' dwelling house
REFERENCE:	DC-25-0566
RECOMMENDATION:	Advice / Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

I recommend that the application be withdrawn or refused as appropriate on grounds of both direct and foreseeable indirect impacts on the Ancient Woodland (AW) resource contrary to the NPPF guidance in this respect.

The proposal involves direct loss of a section of the AW following the pre-emptive denudation of the wider area of AW over the past decade or so, from the physical change associated with the extent of groundworks undertaken.

Future pressures associated with the proposed change of use to provide a dwelling with habitable curtilage would foreseeably see further denudation of this irreplaceable landscape resource, also contrary to the NPPF guidance.

Pre-emptive denudation of the adjacent AW is not a sound reason for permitting subsequent development.

The land remains subject of AW designation until such time as Natural England deem otherwise. Provided underlying soils have not been destroyed, the woodland could likely re-colonise given time.

MAIN COMMENTS:

The proposed development site is situated within the Southern tip of the Minepits Wood Ancient replanted woodland.

The existing buildings are set into a glade adjacent to a relatively steep sided sandstone hillside that is clothed principally with birch tree regeneration following former forestry works likely undertaken towards the end of the last century.

Some mature oak and holly remain in this section of the woodland with beech, sweet chestnut and other species, including planted conifers that can thrive on the prevailing High Weald AONB soil type, in surrounding areas of the remaining AW. Available aerial imagery indicates that the loss of the trees from the wooded area to the South East of the existing buildings has occurred within approximately the last decade.
ANY RECOMMENDED CONDITIONS: N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	30/04/25