
From: Andrew.Clout
Sent: 10 June 2026 11:29
To: Jacques.Burrowes
Cc: Trees; Planning
Subject: DC-26-0462 - Mill Farm, Mill Lane, Itchingfield

Categories: Consultations

Hi Jacques,

In order to comply with the NPPF ethos no new residential development in the countryside including garden areas should be sited within 15m of designated Ancient Woodland (AW). From my observations, the existing extent of surrounding residential development is having some negative impacts in terms of increased usage of the area and pressures/denudation at the edges. It may be considered prudent to have a greater buffer than the minimum in this instance where increased habitation is proposed. The Baystone Copse AW is only circa 1.3Ha in size and relatively isolated from other woodland land parcels (limited connectivity to N and S). However IME, this is an ecological consideration (in terms of foreseeable potential loss of irreplaceable habitat as opposed to an arboricultural one). I recommend that you ensure the ecologists are happy with the proximity of the scheme as AW should be a sacrosanct constraint.

The belt of remaining trees/hedgerow immediately adjacent to (S of) the existing barn buildings proposed for demolition would preclude their conversion to habitable and thus they would need removal to enable any similar development at the site. The trees are not individually of particular significance/merit. Subject to agreement of a scheme of mitigation hedgerow and tree planting that is acceptable to the Landscape team, I would raise no concerns in terms of loss of/direct impacts on trees outside of the AW that are present at the site.

Regards

Andy

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