From: Planning Consultation SEL <planningconsultationSEL@forestrycommission.gov.uk>
Sent: 27 October 2026 14:27:54 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: FW: Planning Application Consultation - DC/26/1622
Attachments: ufm168_Standard_Initial_Consultation_-_External.pdf
Categories: Consultations

Dear Jacques

Thank you for consulting the Forestry Commission on this application.

We are currently receiving a high volume of planning consultations and are triaging requests accordingly. This response should be treated as the Forestry Commission's formal response unless we provide further comments.

As a Non-Ministerial Government Department, we do not support or object to planning applications. Instead, we provide advice on potential implications for trees, woodland and forestry, drawing on relevant legislation, planning policy and technical guidance.

In determining this application, the Local Planning Authority should have regard to the following matters:

Ancient woodland, ancient trees and veteran trees
Ancient woodland, ancient trees and veteran trees are irreplaceable habitats. Under the National Planning Policy Framework (NPPF) Policy N6(2), development resulting in their loss or deterioration should be refused unless there are wholly exceptional reasons and a suitable compensation strategy has been secured.

The planning authority should consider both direct and indirect impacts arising during construction and operation, including impacts occurring outside designated ancient woodland boundaries.

Further guidance is available in Natural England and Forestry Commission's **Standing Advice for Ancient Woodland and Ancient and Veteran Trees**, including the associated assessment guide for planning decisions.

The **Town and Country Planning (Consultation) (England) Direction 2024** may require the authority to consult the Secretary of State before granting per mission for certain developments affecting ancient woodland.

Trees, woodland and development design

Existing trees should be retained wherever possible and integrated into development proposals. Trees and woodlands provide multiple benefits, including carbon storage, temperature regulation, natural flood management, air quality improvement and noise reduction.

Policies N2(1)(d) and N3 of the NPPF support the conservation and enhancement of existing trees, the incorporation of trees within development, the provision of tree-lined streets where appropriate, and the long-term management of existing and newly planted trees.

Biodiversity Net Gain (BNG)

Where applicable, development must deliver a minimum 10% Biodiversity Net Gain and follow the Biodiversity Gain Hierarchy, prioritising the retention and enhancement of existing habitats before considering off-site measures.

Applicants and decision-makers should recognise that trees, hedgerows and woodlands can provide benefits beyond BNG metric calculations. Ancient woodland, plantations on ancient woodland sites (PAWS), and ancient and veteran trees are irreplaceable habitats and are exempt from the BNG requirement.

Additional considerations

Tree felling associated with development may require a Forestry Commission felling licence.

We also encourage the planning authority to consider previous site conditions by checking historical aerial imagery, to check if development is being proposed on recently felled woodland. Please contact us if you suspect this is the case. Where habitat degradation has occurred since January 2020, this may be relevant to the BNG baseline.

If you require further Forestry Commission input on specific trees, woodland or forestry matters not covered above, please contact us.

Yours sincerely,
South East and London Area Team
Forestry Commission

Forestry Commission

From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 27 October 2026 10:44
To: Planning Consultation SEL <planningconsultationSEL@forestrycommission.gov.uk>
Subject: Planning Application Consultation - DC/26/1622

This Message originated outside your organisation.

Please see the attached consultation letter from Horsham District Council
Re:DC/26/1622

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