

Hi Planning team

I have just put this memo on D360. Thank you. Rachel

Record memo:

Planning consultation advice LDC (W2 ref:7291112)

Planning application:	LW/24/0820
Site address:	Land South of Green Road, Wivelsfield,
Proposal:	Outline application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road

Date: 02/05/25

Subject: Tree Officer comments

Details: See below:

Thank you for allowing me the opportunity to comment on LW/24/0820.

There are two points that need to be addressed regarding this proposal:

1. ANCIENT WOODLAND

I have reviewed the AIA and the proposed layout, and I am concerned that it has overlooked some important guidance.

The National Planning Policy Framework (NPPF, 2012) states in paragraph 118: states that *'development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists'*.

Although the proposals and AIA adhere to the NPPF they do not consider National England and Forestry Commissions standing advice Ancient Woodland and Veteran Trees: protecting them from development(13 October 2014).

The size and type of buffer zone should vary depending on the: scale and type of development and its effect on ancient woodland, ancient and veteran trees character of the surrounding area. This is a rural location situated adjacent to an irreplaceable ancient woodland habitat to the south. The Woodland Trust advises a precautionary principle of a minimum 50 meter buffer between the development and the ancient woodland.

<https://www.woodlandtrust.org.uk/media/51656/planners-manual-for-ancient-woodland.pdf>

A 50-meter buffer will be required for particularly significant engineering operations, or for after-uses that generate significant disturbance. Given the increase in social proximity due to the quantity of houses the following proposed buffer currently appears inadequate.

2. DESIGN CONSIDERATIONS FROM AN ARBORICULTURE PERSPECTIVE

a) The proposed development includes new footpaths on Eastern Road and connecting to Eastern Road via a breakthrough in the existing group of trees. These two breakthroughs are very wide and therefore cause tree loss. Is there no way to prevent access without tree loss?

b) Although there has been care to minimise loss of existing vegetation in the design layout, is it essential for 12 new breaks in/interruptions of the existing network of hedgerows and trees? (Arboricultural Assessment) Can this not be reduced towards the southern end of the development? This will also lessen the human impact on the ancient woodland.

c) I look forward to seeing the proposed planting specification for the site.

Thank you

Rachel Owen - Arboriculture Specialist

Rachel Owen

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