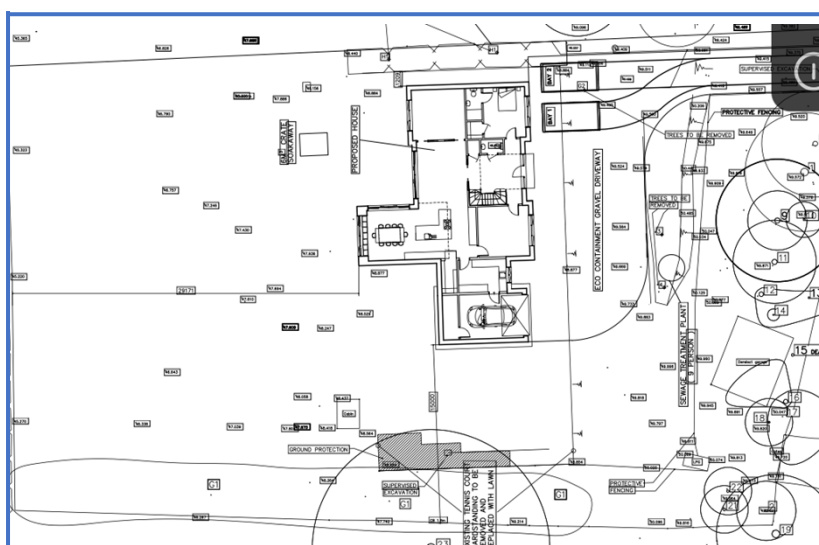
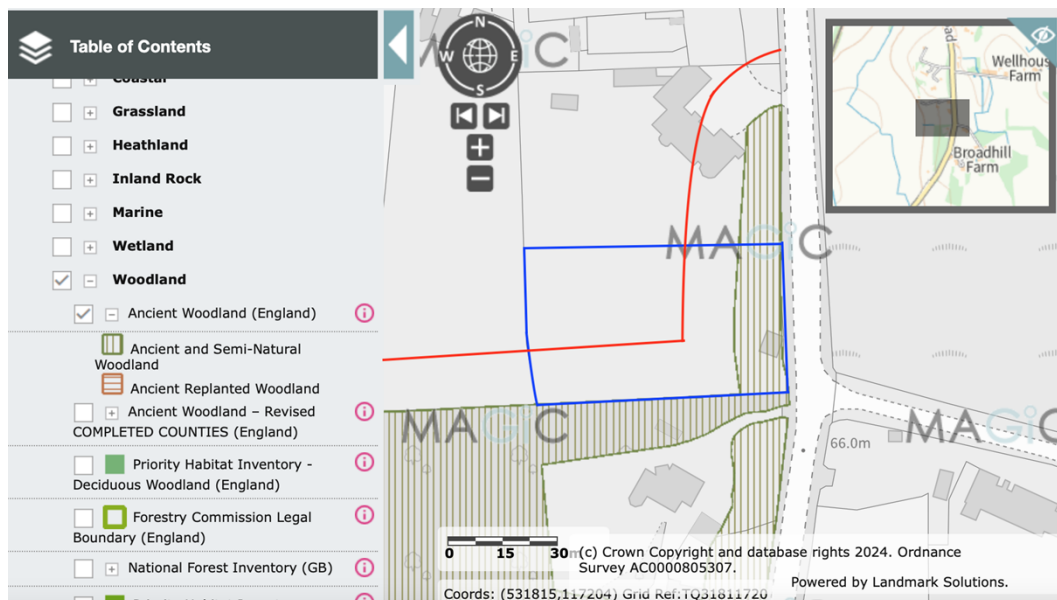


Application Number: DM/24/3034 (Erection of detached dwelling with attached garage, associated parking and new access from Ockley Lane (Revision of application DM/23/2741)

Comment: Objection

Objection in relation to: The effect of the proposed development on the appearance of the area and intrusion into the countryside.

The planning application fails to illustrate the position of the proposed 5 bedroom property and the access in relation to the ancient and semi-natural woodland (ASNW) to the East as well as the South of the site, and the 15m buffer zone around the whole woodland (buffer zone based on the governments 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions'). This is illustrated utilising the DEFRA MAGIC map below (the site is denoted in blue and the ASNW 15m buffer zone is in red) followed by a copy of the proposed design for ease of comparison.



Please note the proposed access through the ancient and semi-natural woodland and the position of the storm water sewer/ drain, sewage treatment plant as well as the gravel driveway in the 15m

ASNW buffer zone. The application suggests the “eastern boundary of the site may not be ancient woodland and the ecological survey did not record any woodland on site only a treeline with disturbed ground cover.” The government's Ancient woodland, ancient trees and veteran trees: advice for making planning decisions states that ancient woodland is any area that's been wooded continuously since at least 1600 AD. 'Wooded continuously' does not mean there's been continuous tree cover across the whole site. Not all trees in the woodland have to be old. Open ground, both temporary and permanent, is an important component of ancient woodland. Where a proposal involves the loss or deterioration of ancient woodland you should not take account of the existing condition of the ancient woodland or ancient or veteran tree when you assess the merits of the development proposal. Its existing condition is not a reason to give permission for development. A woodland or tree in poor condition can be improved with good management. A 15m buffer zone to protect the ASNW has been used but it is worth noting that the advice for making planning decisions highlights larger buffer zones are likely to be needed if the surrounding area is less densely wooded, close to residential areas or steeply sloped.

Despite the application stating that “The new access point proposed will cut through a tree-line that is in the designated ancient woodland as per the Magic Map dataset. However, no trees will be removed as part of the new access point and the access has been designed to minimise the need for trees to be removed.” The Arboricultural Implications Report & Method Statement includes a table of tree removals; all 3 of which the reason for removal are due to either proximity to access the driveway or within the access driveway.

The position of the proposed 5 bedroom property is located in designated countryside with detached properties which are currently sparsely laid out in the immediate area. The Council's published land supply position (as of October 2023) is that it can demonstrate 5 years supply. The proposal does not meet the requirements of policy DP6; “the primary objective of the District Plan with respect to the countryside (as per Policy DP12: Protection and Enhancement of Countryside) is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there.”