

Planning Application APP/19/01017
Oaklands RC School, Stakes Hill Road, Waterloo, PO7 7BW

Development management and woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS)

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, ancient trees or veteran trees, unless "*there are wholly exceptional reasons and a suitable compensation strategy exists*" (National Planning Policy Framework paragraph 175c).

You can find the updated NPPF at

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The **Forestry Commission** is a [non-statutory consultee](#) on developments in or within 500m of ancient woodland - [further details](#).

The Forestry Commission has prepared joint [standing advice](#) with Natural England (Last updated 5 November 2018) on ancient woodland , ancient trees and veteran trees which we refer you to in the first instance. This:

- is provided in place of individual responses to planning consultations,
- should be taken into account by planning authorities where relevant when determining planning applications,
- will provide you with links to [Natural England's Ancient Woodland Inventory](#), assessment guides and other tools to assist you in assessing potential impacts.

In the majority of cases this will provide the advice you need to help you make your decision about a development proposal. If you wish to consult further the Forestry Commission please contact your local [Forestry Commission Area office](#).

In the wider planning context the Forestry Commission encourages local authorities to consider [the role of trees in delivering planning objectives](#). For instance through:

- the inclusion of [green infrastructure](#) (including [trees and woodland](#)) in and around new development; and
- the use of locally sourced wood in construction and as a sustainable, [carbon lean fuel](#).

Forestry Commission England
South East and London Area