

Mrs B Crawford
Planning Officer
Havant Borough Council
Civic Offices
Civic Centre Rd
Havant
Hampshire
PO9 2AX

South East & London Area Office
Bucks Horn Oak
Farnham
GU10 4LS

Tel: 0300 0674420
southeast.fce@forestry.gsi.gov.uk

Area Director
Alison Field

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Your Ref: APP/16/00998

Dear Mrs Crawford

Development management and woodland

Ancient woodland is an irreplaceable habitat.

National Planning Policy Framework paragraph 118 states:

'planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss'

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 on ancient woodland 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](#).

Yours sincerely,

Jeanette Hawkins
Area Administration Officer