



**SLRA response to consultation on  
Draft Revised National Planning Policy Framework**

Sandyhurst Lane Residents' Association (SLRA) has been active for over thirty years representing the collective interests of the residents of Sandyhurst Lane, Ashford, Kent and all adjacent roads which constitute its neighbourhood of 345 dwellings.

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We are responding to **Chapter 15** of the consultation proposals (**Conserving and enhancing the natural environment**).

We welcome the first sentence of the proposed text in **paragraph 173c** which states:

*“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 mitigation strategy exists.”*

However, we do not support the second sentence in paragraph 173c, which states:

*“Where development would involve the loss of individual aged or veteran trees that lie outside ancient woodland, it should be refused unless the need for, and benefits of, development in that location would clearly outweigh the loss”*

Aged or veteran trees which lie outside ancient woodland are also examples of irreplaceable habitats and we believe that they should be afforded the same protection as that proposed for ancient woodland itself.

We propose that “aged or veteran trees” should be included in the first sentence of paragraph 173c as further examples of irreplaceable habitats, so that the entire paragraph reads:

*“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland, aged or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable mitigation strategy exists.”*