



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Gaydon, Kennel Lane, West Grinstead
DESCRIPTION:	Demolition of stable block and removal of sand school. Conversion of stables to 1 no dwellinghouse and associated landscaping
REFERENCE:	DC-26-0029
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>The current site usage and extension of recreational activity associated with the existing dwelling has had and continues to have a detrimental impact on the biodiversity value of the section of Ancient Woodland (AW) within the site ownership to the North - Cock Shaw.</p> <p>If minded to approve the application, a possible biodiversity benefit would be to clearly constrain the associated extent of property curtilage and reduce/exclude recreational access to the woodland.</p>	
MAIN COMMENTS:	
<p>The Cock Shaw AW forms a linear woodland belt of circa 460m with varying depths between 20 and 85m along its length. The majority of trees present are native species associated with the Wealden clay soils.</p> <p>The Western end of the woodland is within the property ownership of the applicant and forms a Northern landscape buffer to the developed area of equestrian use subject of the application for development.</p> <p>Historic and current use of the woodland belt has led to the denudation of understorey and ground flora and introduction of invasive species from activities such as dumping of spoil and garden/pond vegetation.</p> <p>If viable, the curtilage extent of the proposed development should be restricted in accordance with the recommendations of the NPPF for irreplaceable landscape resources. A buffer of a minimum of 15m should be maintained from the woodland edge to property curtilage with soft landscape improvement/enrichment within the buffer zone, with the aim of conserving the woodland and limiting potentially damaging informal domestic</p>	

recreational use moving forward, from the intensification of residential occupancy/activity at the site.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
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DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
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DATE:	03/02/26
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