

PREPARED BY BLAKDOG DESIGN AND PLANNING

ENVIRONMENTAL CONSIDERATIONS

BUILDINGS B & C

**CARYLLS COUNTRY HOUSE,
FAYGATE LANE, FAYGATE, RH12 4SN**

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1. SITE LAYOUT AND ENVIRONMENTAL CONSIDERATIONS

Site Layout Description

Carylls Country House is positioned centrally within a substantial plot, with the main building fronting a private internal driveway that branches off from Faygate Lane. The layout of the site reflects its historic use as a Victorian country residence, with generous green spaces to the front and rear, complemented by more functional hardstanding areas that support access and parking.

The site comprises:

- **Primary building (Carylls Country House)**, located roughly centrally on the plot
- **Private access drive** with turning space and clearly demarcated parking bays
- **Communal garden areas** used by residents, retaining a sense of openness and landscaped quality
- **Ancillary structures**, including bin stores, cycle parking, and service areas
- **Boundaries** defined by mature hedgerows, timber fencing, and tree belts, offering privacy and screening from adjacent properties

There are two additional independent buildings located on site which occupy a footprint but are not currently in optimal use. The outbuilding to the rear of the main Carylls House property. Building 'B' which was previously unit 28 and 29 deemed Not Lawful in 15/03/2019 and is currently derelict.

Building 'C' is currently a barn used as storage, located to the edge of the site near to the entrance of the sweeping driveway.

Tree Survey Reference

A preliminary site inspection has identified a number of mature trees and hedgerows within the site boundary, contributing to the character and biodiversity of the grounds. Building B will not have any impact on the surrounding trees or hedges as the distance from the building footprint is at its minimum approximately 20 m away with other larger trees being placed significantly further.

Building C is a of lightweight construction being a shed/ outbuilding. The intention is to replace the shed with a lightweight construction to create new accommodation for the Carylls House Property site management caretaker. The building will not be indifferent to the current footprint of what is currently there. Foundations will be designed by the structural engineer to ensure the tree root is not impacted.

A Tree Survey and Root Protection Plan (if required by the local authority) can be submitted to confirm that no development will encroach on the root protection zones of any Category A or B trees.

No tree removals or pruning works are proposed as part of this application. If any landscaping or maintenance works are carried out in future, they will follow the recommendations of a qualified arboriculturist and comply with BS5837:2012 guidelines.

Biodiversity and Ecological Considerations

Given the largely undeveloped nature of the grounds and the surrounding countryside, the site may offer some ecological value, particularly in terms of bird habitats, pollinators, and small mammals. However, as no external works, excavations, or building extensions are proposed, the risk of impact on protected species or habitats is minimal to none.

Should Horsham District Council require it, a Preliminary Ecological Appraisal (PEA) can be commissioned to formally document baseline ecological conditions, though current proposals are unlikely to trigger the need for further ecological assessment.

2. SUPPORTING PHOTOGRAPHS



FIGURE 1 - EXTERNAL VIEW 01 – FRONT ELEVATION



FIGURE 2 - AERIAL VIEW 02



FIGURE 3 - VIEW TOWARDS OUTBUILDING/ STORAGE SHED



FIGURE 4 - AERIAL VIEW



FIGURE 5 - OUTBUILDING/ STORAGE SHED