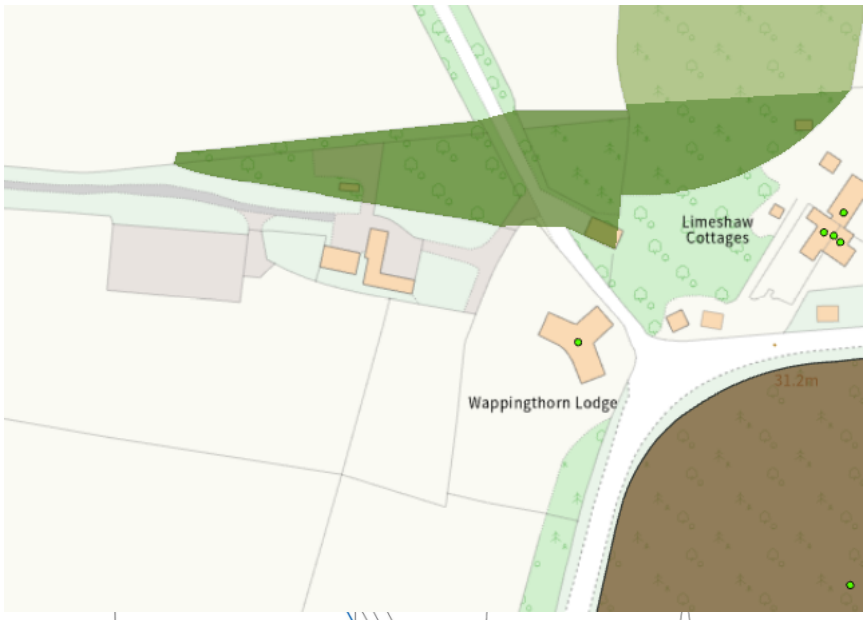
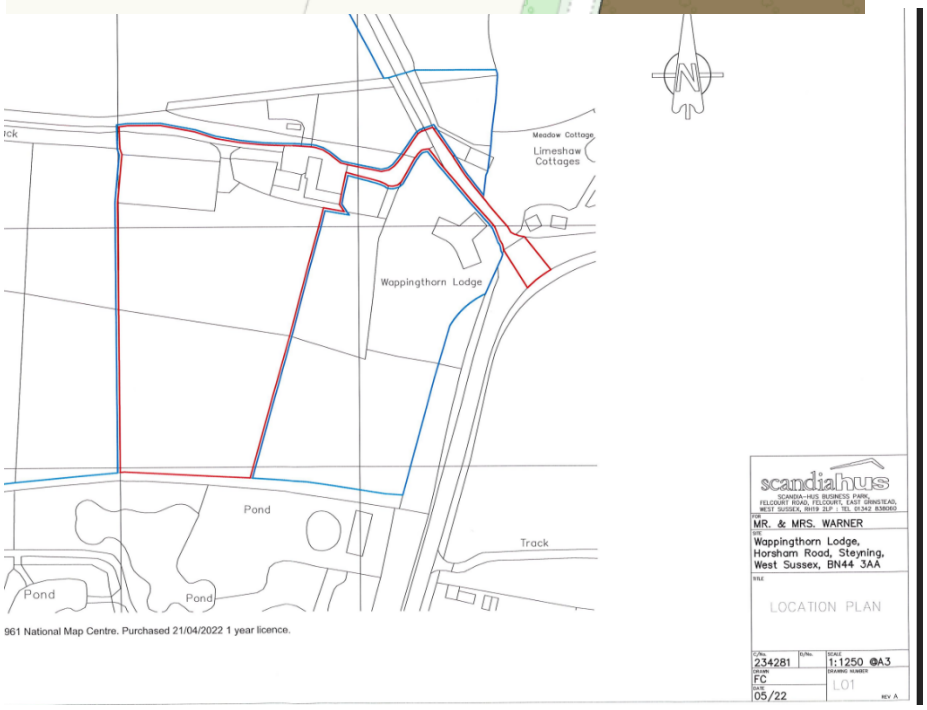
HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Wappingthorn Manor Horsham Road Steyning
DESCRIPTION:	Demolition of existing buildings, and construction of a detached dwelling.
REFERENCE:	DC/25/1002
RECOMMENDATION:	**Advice**
2nd Comments in Red	**Advice**

SUMMARY OF COMMENTS & RECOMMENDATION:

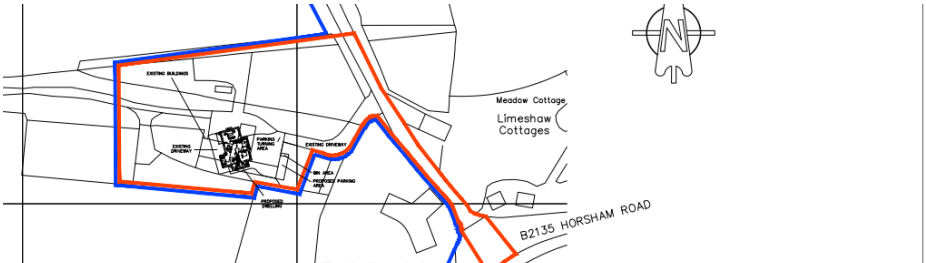
No tree related concerns with the alterations to the new dwelling, however, the current application differs from that previously approved under reference **DC/23/0627** in that the scheme now seeks to incorporate the area of designated Ancient Woodland (AW) located to the north of the site within the residential property curtilage, please see below highlighted in green. This represents a significant departure from the earlier consent, which excluded the woodland from the domestic setting and therefore avoided the risks of further encroachment.





DC/23/0627 approved plans

DC/25/1002 Plan



MAIN COMMENTS:

The proposal to bring the AW into the property curtilage would, in effect, place it within a residential garden. This approach is inconsistent with the **standing advice in the National Planning Policy Framework and Planning Practice Guidance (PPG) for ancient woodland, ancient trees and veteran trees**, which makes clear that such habitats are **irreplaceable** and should be afforded the highest level of protection. The guidance advises that development should avoid damage to ancient woodland, including indirect impacts such as increased recreational use, garden encroachment, changes to drainage, or introduction of domestic species and features that alter the ecological character of the woodland.

It is acknowledged that the AW has already been subject to a degree of domestication over time, including the introduction of a shipping container, hardstanding, informal recreation, and garden-like features. However, the formal inclusion of the woodland within the residential curtilage would represent a further intensification of these pressures, giving rise to the strong likelihood of incremental domestication and harmful change to the character and integrity of the AW.

The amended Location Plan No. LO1 shows that the area of designated AW to the north of the proposed dwelling has been omitted from the red site boundary line. As such, the AW no longer forms part of the application, and the above comments have been addressed; therefore, no Arboricultural concerns are raised, and please determine as you see fit.

CONDITIONS: N/A

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	08/09/25 29/09/25