



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Plot 1 Steel Framed Barn, Oaklands, Colstaple Lane, East of Southwater
DESCRIPTION:	Proposed demolition of an agricultural building and replacement with two dwellings and associated infrastructure
REFERENCE:	DC//23/0057
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The curtilage of the property includes the entire buffer area to the Ancient Woodland (AW) to the South. Although the principal demarcated garden areas of the dwellings are located further North, there is limited scope with development of this nature to preclude longer term residential land use of the buffer zone, hence the layout does not strictly comply with the recommendations for new habitable development adjacent to AW. If agricultural conversion prior approval development at the site supercedes this recommendation it may be considered a legal loophole to achieving new habitable development at a recognised inappropriate juxtaposition to AW.	
MAIN COMMENTS:	
The site is bounded to the south by the Upper Blunts Copse designated Ancient Woodland (AW). The LPA are duty bound to ensure that this irreplaceable resource is not potentially negatively impacted upon by any form of development. Hence it is recommended that as a minimum requirement, a buffer is maintained between new development and the woodland edge to reduce the foreseeable likelihood of pressures to use the woodland for flytipping/introduction of alien species (some conifer plantings already in situ introduced presumably as screening to the existing building), cat predation, wildlife impact etc. associated with nearby residential land use. The proposal has been revised to remove structures and some new hardstanding from within the buffer.	

The outstanding conflict with the buffer requirements are the change of use of the land to garden curtilage for habitable purpose.

ANY RECOMMENDED CONDITIONS:

If minded to approve – standard condition 3.9 Arboricultural Method Statement required – to include phased schemes of ground protection and implementation for all phases of development

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	20/08/24