



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Stonepits Manor, Marringdean Road, Billingshurst
DESCRIPTION:	Use of the land for the siting of 3no. glamping pods for tourist accommodation
REFERENCE:	DC-25-1993
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No foreseeable direct impacts on adjacent woodland blocks subject to appropriate low impact siting of associated infrastructure. Indirect physical impacts on the woodlands from future site use associated with the proposed change are likely IME to be limited to recreational impacts, particularly within Rainbow Copse, due to its relative close proximity.	
MAIN COMMENTS:	
The site is bounded to the West by the SE tip of Rosiers and Daux Wood. The entire currently wooded area (circa 32Ha) is subject of a Tree Preservation Order (Ref: TPO/0850). The SE tip section of the wood adjoining the site was formerly referred to on historic maps as Stonepits Rough, seemingly a 19th Century extension to the existing Ancient Woodland block which accounts for approx. half of the total woodland area. On the opposite side of the site, the access track to the shipping containers/metal barn at the top end of the first field runs along the E boundary of the field immediately adjacent to a rectangular block of woodland identified as Rainbow Copse. This copse is a 1.3Ha woodland consisting of mature native species including oak and ash overstorey with hazel, yew and associated understorey, typical of natural colonisation on the Low Weald soil type. It has some ditch banks and other features typically signifying longstanding delineation as a woodland. The woodland is not recognised on the provisional Ancient Woodland inventory for Sussex. Available mapping indicates that it was well established over 150 years ago.	

Current usage associated with the hardstanding/turning area is resulting in use of the immediately adjacent copse for dumping/concealment.

The construction of the existing agricultural access track is seemingly adequate for car use and parking without need for further extension. An existing gap likely used for agricultural access exists in the historic hedgerow line that bounds the field to the north and separates it from the field where the pods are proposed to be sited.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	06/01/26