



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Rose Cottage, Bakers Lane Shipley
<b>DESCRIPTION:</b>	Change of use of residential land to allow for the siting of a shepherd's hut, sauna and hot tub for commercial holiday lets, together with associated landscaping
<b>REFERENCE:</b>	DC/25/2028
<b>RECOMMENDATION:</b>	Advice
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
<p>The development is partially in situ. The intensification/change of use may foreseeably lead to a denudation of the native tree resource within the immediate area. Loss of some trees within the context of the property curtilage would not have a very significant impact on the wider landscape's integrity.</p>	
<b>MAIN COMMENTS:</b>	
<p>The area of property curtilage land allocated for the change of use is scattered with early mature oak trees. The trees collectively make a positive contribution to the rural Low Weald landscape context.</p> <p>Recent installation of impermeable hardstanding for associated car parking in very close proximity to one oak tree, is contrary to industry standard recommendations for new development near trees that are to be retained. It may foreseeably impact upon future tree health.</p> <p>The siting of a hot tub within an area of trees of good future growth potential is IME likely to place additional future pressure for tree removals due to issues of nuisance associated with natural seed fall, leaf fall, twig fall and invertebrates and birds utilising the habitat.</p>	
<b>ANY RECOMMENDED CONDITIONS:</b>	
N/A	
<b>NAME:</b>	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

<b>DEPARTMENT:</b>	STRATEGIC PLANNING - SPECIALISTS
<b>DATE:</b>	14/01/26