



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Town Barn, Dragons Green, Shipley
DESCRIPTION:	Erection of 1no. self-build dwelling and conversion of existing barn to form home office. Construction of associated driveway
REFERENCE:	DC-26-0766
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No significant arboricultural concerns. Lack of engineering detail/control of potential impact on trees adjacent to the access could be garnered by condition (standard landscape and arboricultural method statement) as deemed necessary.	
MAIN COMMENTS:	
The barn is situated in a rural Low Weald landscape character setting. The hedgerows/shaws have a preponderance of the Wild service tree, an indicator species of the fact that the field boundaries have been in existence likely since the original wider woodland was cleared for agricultural use centuries ago.	
The barn has been subject of historic applications for conversion/use for residential development. The urbanisation of the streetscene has already been subject of consideration in this respect.	
The submitted details do not include any information on the extent of hardstanding proposed for car parking associated with the office or for proximity of proposed access road engineering to the trees adjacent to the access.	
There is a mature oak tree within the field adjacent to the access point. No measured tree survey has been provided to assess the rooting constraint it may pose to change of use/residential development of an access road.	
From the design/layout it would appear from a topographical survey that the trees in the main agricultural field have been retained/bypassed by the red line site curtilage and driveway.	

ANY RECOMMENDED CONDITIONS:

If minded to approve, details of hard landscape engineering/impact on trees adjacent to the access would be prudent subject to agreement with the landscape team.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	10/06/26