



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Menzies Wood Farm Okehurst Lane Billingshurst
DESCRIPTION:	Full planning permission for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building and creation of open storage along with the full enclosure and refurbishment of existing barn for the continuation of uses on site falling within use classes B1(c) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board); trailer, motorhome and horse box conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export following grant of DC/18/0661
REFERENCE:	DC/25/0362
RECOMMENDATION:	Advice /More information

SUMMARY OF COMMENTS & RECOMMENDATION:

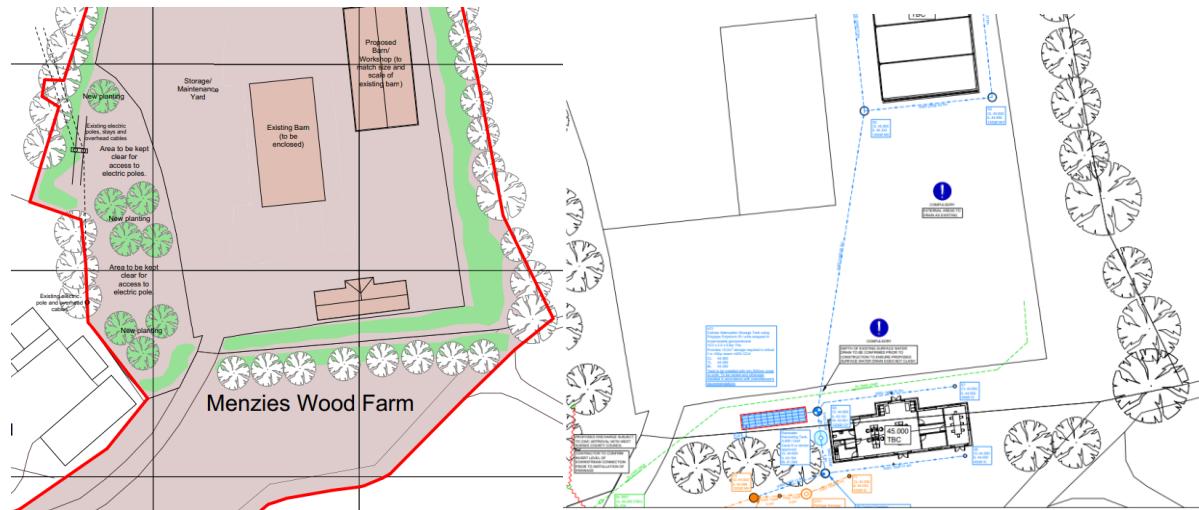
2nd set of comments in blue

Drainage plans have been updated to reflect the proposed site layout. Please note however that the lack of tree survey information remains and ongoing uncertainty of the adequacy of protection for existing vegetation.

Given the context and planning history of the site, no concerns are raised with the principle of development. However, clarification is requested on the final siting of the proposed office as the plans are not consistent.

The block plan shows the proposed office building outside of the existing landscape buffer, yet the drainage plan appears to show this within. This location will not be supported. We request the plans are updated to show the relationship between the existing landscape boundary and buildings. This must include an arb survey to demonstrate there is no encroachment into the rpa's and existing vegetation.

Screenshot below for reference:



The new planting area to the west of the site is welcomed. Details including planting plans (coordinated with ecological enhancements and underground services), planting schedule and hard and soft specification are required.

Details of any proposed hardscape details such as surfacing materials and boundary treatments are also required.

These details however, can be provided at this stage or secured through a suitably worded condition provided the issue highlighted above is addressed.

MAIN COMMENTS:

ANY RECOMMENDED CONDITIONS:

Please add hard and soft landscape details condition and landscape management and maintenance condition. thanks

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	30/05/2025 30/06/2025

