



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Menzies Wood Farm Okehurst Lane Billingshurst West Sussex
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
SUMMARY OF COMMENTS & RECOMMENDATION: See below.	
<p>MAIN COMMENTS:</p> <p>The comments below relate solely to BNG. All other ecology matters will be reviewed by Place Services.</p> <p>It is understood that the works involve removal of 10sqm of modified grassland, and demolition of existing buildings and erection of new buildings on the same parcel of sealed surface hardstanding. The overall footprint of the sealed surface will reduce by approx. 0.22ha and will be replaced with woodland planting.</p> <p>Given that the development does not propose to impact any priority habitat or reduce the biodiversity value of the site by an area of 25sqm for area habitats or 5m in length for linear habitats (noting that sealed surface has a biodiversity value of zero as calculated by the metric tool), the development is considered exempt from delivering BNG under the de minimis exemption. However, if the proposals change and/or the development is considered to impact priority habitats (including hedgerows) or an area of habitat above the de minimis thresholds, then the mandatory BNG requirement will apply, and I will need to be reconsulted. This includes where consultations with the</p>	

Arboricultural Officer and Landscape Officer deem that any incursions within RPAs of trees or impacts on landscape buffers will cause deterioration of these habitats.

The proposed landscaping for biodiversity benefits is welcome and is considered to comply with the net gain requirements under Policy 31 of the Horsham District Planning Framework 2015.

ANY RECOMMENDED CONDITIONS:

Informative –

Scenario 4: BNG Exemptions

NAME:	Linsey King Ecology Officer (Planning)
DEPARTMENT:	Strategic Planning - Specialists
DATE:	11/06/25