HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Lower Broadbridge Farm Billingshurst Road Broadbridge Heath West Sussex
DESCRIPTION:	Erection of grass bund (Retrospective).
REFERENCE:	DC/26/1263
RECOMMENDATION:	More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

The principle of the bund is acceptable in landscape terms, recognising its contribution to screening and noise mitigation. However, there is discrepancy between the works undertaken on site and the submitted plans, which need to be updated as a result. Please see details below.

MAIN COMMENTS:

Context

1. Views into the site from the PRoW 1453 are widely available and experienced by sensitive receptors within the countryside.
2. Previous landscape comments offered verbally under DC/20/2126 are repeated for ease, *"Concerns that the 3m high bund may equate to an unnatural and substantial barrier that is uncharacteristic to the character of the area, and may be prominent in views from the various public footpaths. However, this would need to be considered against the public benefit arising through noise mitigation. Additional hedgerow trees should be secured and planted to match the existing vegetated boundaries and the existing landscape character."*
3. This judgement remains; it is considered that the bund indeed mitigates noise pollution and while incongruous with the countryside setting, successfully screens the industrial activity associated with the site use.
4. Nevertheless, the landscaping scheme under DC/20/2126 was required to be implemented under Condition 10 and yet this has not been carried out.
5. It is also noted that proposals, which are retrospective in nature, are 1m higher than indicated in plan, 14m outside of the indicated location, and follow a much steeper gradient than 1:3. While it is understood that this retrospective submission wishes to regularise the current bund position, the landscape scheme and cross section plan submitted are unchanged from DC/20/2126 and are therefore not reflective of the proposals for which permission is now sought.

Action required

6. Please provide plans to accurately reflect the intended final proposals. As alluded on site, some elements of the carried out works are to be rectified, therefore the submission package should include:
    a. An existing cross section including the existing retaining wall
    b. A proposed cross section including the proposed retaining wall

c. An updated landscape plan to accurately reflect the existing bund in tandem with both existing and proposed landscape features. d. A tree survey and tree impact assessment (AIA). While the bund appears to broadly avoid root protection areas (RPAs), this should be demonstrated in plan, particularly if further planting is proposed within RPAs. We recommend that advice from HDC Arboriculture is sought.	
RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	10/11/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	12/11/2026