



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Hill Brow, West Chiltington Lane, Billingshurst
DESCRIPTION:	Prior notification for the demolition of an existing redundant agricultural building and erection of a new build agricultural structure for the storage of machinery and equipment
REFERENCE:	DC-26-1462
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The proposed development is within an area of statutorily designated Ancient Woodland (AW) – “Duncans Copse”). The woodland is rectangular in shape comprising approximately 1.5Ha of predominantly oak overstorey with some AW indicator species including Wild service tree which is typical for the clay soil type. It has reasonably good hedgerow/landscape connectivity to other AW land parcels situated circa 275m to both East and West. The woodland has been denuded, particularly of understorey planting, by historic land use and associated development. More recent earthworks and planting of exotic trees and shrubs are of detriment to the longer term conservation of indigenous habitat. As the woodland is an irreplaceable landscape habitat, an application for development would ordinarily require more detailed consideration in terms of both direct and indirect impacts on woodland components and associated ecology.	
MAIN COMMENTS:	
N/A	
ANY RECOMMENDED CONDITIONS:	
N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS

DATE:	30/09/26
--------------	----------