WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	23/09/2025
LOCATION:	Land Parcel At 511450 123227, Billingshurst Road, Coolham, RH13 8QN
SUBJECT:	DC/25/1186 Change of use of land from agriculture to a B2 Use (general industry) comprising the importation and processing of timber to produce wood chippings for re-sale.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the change of use of land from agriculture to B2 Use (General Industry) comprising the importation and processing of timber to produce wood chippings for re-sale. The site is located on Billingshurst Road, an A-classified road subject to national speed limit in this location.

The site is served by an existing established vehicle access point on Billingshurst Road, and no alterations are proposed to this arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Billingshurst Road.

The submitted Design & Access Statement highlights that the proposed wood chipping operations will take place 3-4 times per year. As such, the LHA does not anticipate that the proposals would give rise to a material intensification of use of the existing access point.

From inspection of the plans, the site exhibits suitable space for the parking and turning of vehicles associated with the proposed use.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services