



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Birchfield Nursery Kidders Lane Henfield West Sussex BN5 9AB
DESCRIPTION:	Change of Use of part of the site from the existing nursery (Sui Generis) to mixed used garden centre (Class B8 and E).
REFERENCE:	DC/26/0398
RECOMMENDATION:	Advice/ Objection
SUMMARY OF COMMENTS & RECOMMENDATION: In the absence of a detailed proposal, it's difficult to establish the likely effects that the proposed change of use of land to Class B8 and E may have on the landscape character and visual amenity of the area. While certain uses, such as those previously granted planning consent subject to appropriate conditions, may be capable of being accommodated within the countryside location, there are equally other uses that would be inappropriate. Granting consent to a general change of use of the land, particularly where open air storage is sought, would limit the ability the ability to control the nature of any future end use through the planning system. Such uses could result in significant adverse effects on landscape character and local amenity. These concerns and main issue were previously considered by the Inspector in relation to DC/20/1906 application, which concluded that from a landscape perspective, the proposed uses would not comply with the requirements of HDPF Policy 26 and '<i>would amount to an inappropriate use in the countryside raising conflict with those policies.</i>'. In addition, it is noted that this conclusion was reached in the context of a scheme that included landscape mitigation measures, which are not currently proposed as part of this application. Therefore, it is unclear what material circumstances have changed to justify a different conclusion. While we acknowledge the subsequent approval of schemes within the site which align with the various use classes now being applied for, these permissions are intrinsically linked to the established nursery use. This association appears to have been an important consideration within the planning balance in determining those applications to be acceptable by the planning officers. On this basis, we would not be supportive of a general change of use of the land, unless there is sufficient certainty that any future development proposals are capable of being fully considered and assessed through the planning process.	
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	28/04/2026