



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	1 Greenacres Farm West Chiltington Lane Billingshurst
DESCRIPTION:	Application for Approval of Details Reserved by Condition 9 of allowed appeal ref: APP/Z3825/C/25/3375764
REFERENCE:	DISC/26/0209
RECOMMENDATION:	More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
No comments on parts (a), (b), (e) and (f) of condition 9 which are to be discharged to the satisfaction of others. No concerns with part (d) Please see below for concerns related to part (c) which require attention.	
MAIN COMMENTS:	
<i>Condition 9. The use hereby permitted shall cease, all buildings and engineering operations shall be removed and all equipment and materials brought onto the land for the purposes of such use/materials resulting from demolition shall be removed within 56 days of the date of failure to meet any one of the requirements set out in i) to iv) below:</i> <i>i) Within 3 months of the date of this Decision schemes for:</i> <i>(a) a Biodiversity Enhancement Strategy for Protected and Priority species</i> to be discharged to the ecologist officer's satisfaction, however we have reviewed the information to check coordination with the submitted landscape plans. The requirement for the inclusion of 4 bat boxes and 4 bird nest boxes is noted within the report but not indicated within the submission plans. It is therefore recommended that the proposed location of these are indicated within the plan. <i>(b) Surface Water Drainage and Foul Water disposal</i> to be discharged to the drainage officer's satisfaction. Notwithstanding, drainage information submitted demonstrates coordination with landscape proposals and therefore no concerns from a landscape point of view.	

(c) *hard and soft landscaping of the site, including walls, fences and boundary treatments and the reinstatement to grass of the area of hard surface shown shaded in yellow on the Plan attached to this Decision*

Hardscape/Boundary treatments:

1. Close board fence - The principle of retaining the close board fence for 5 years while the hedgerow establishes is not supported. In addition, a new plan indicating location of existing close board fence and stating removal timescales is required. The existing fence must be removed prior to the planting of the new hedgerow. Further the plans state that the close board fence is to be replaced with post and rail fence, yet there is another post and rail fence indicated to the inner side of the hedge. It is unlikely that two fences are required, therefore clarification is requested.
2. Brick piers – these remain too urbanising in character and prominent within the street scene. In addition, the side turns are considered unnecessary. It is requested these are removed completely and a field type gate and posts are proposed instead, please review.
3. Gate – the appearance and specification of the existing gate is not considered appropriate to the rural location and character of the area. A more modest, in keeping with the rural character gate must be put forward for consideration. A field type gate, similar to the examples below are recommended:



4. Reinstatement of the hard surfaced area to grass is shown on the submitted plan in accordance with the inspector's decision, which is welcomed. However, the accompanying timetable provides a high level statement regarding the proposed works. In particular, the statement '*dispose of this off site using a reputable waste management firm from within the local area*' provides limited detail. In my opinion this does not sufficiently explain the methodology for removal and disposal of the hardcore, nor does it identify any environmental control measures that would be implemented during the works. It is therefore recommended that further details are sought through the submission of a brief method statement setting out the proposed removal, transport and disposal arrangements.

Soft landscape:

5. Detailed planting plans are required, including hedgerow planting quantities and precise locations and labelling of the tree species. It is also noted that the *Acer campestre*, *Corylus avellana* and *Crataegus monogyna* have been specified within the tree planting schedule as hedging plants (60-90cm height). It is unclear if the intention is to provide hedgerow planting in addition to the trees shown on the plan, or if some of the indicated trees are instead proposed to be planted as hedges. Clarification is required noting that all proposed trees are expected to be specified as select standards as a minimum.

6. Provide spec for species rich grass to re-seeded area marked yellow by the inspector
7. In addition, a method statement detailing operations to remove the existing non-native hedgerow is required.

(d) the storage of refuse/recycling facilities

No concerns

(e) safeguarding the visibility splays at the entrance to West Chilmington Lane

To be discharged to the satisfaction of others

(f) the delineation and retention of parking and turning areas on the site

To be discharged to the satisfaction of others

*shall have been submitted for the written approval of the local planning authority.
The scheme(s) shall include a timetable for their implementation.*

ANY RECOMMENDED CONDITIONS: N/A

NAME:

Inês Watson CMLI
Specialist Team Leader (Landscape Architect)

DEPARTMENT:

Specialists Team - Strategic Planning

DATE:

05/08/2026