HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Parcel At 511450 123227 Billingshurst Road Coolham West Sussex
DESCRIPTION:	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.
REFERENCE:	DC/25/1186
RECOMMENDATION:	Holding Objection / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

From a landscape perspective, the principle of the proposed operations could be potentially accommodated within the site. However, the information provided is insufficient to confirm that the development would not result in adverse effects on the landscape character and visual amenity of the area.

More information is required to enable us to provide informed advice. Please refer to the points outlined below.

MAIN COMMENTS:

The site is located adjacent to public right of way (PRoW) 1911. Views of the site are available from the PRoW but also from Billingshurst road. The boundary vegetation along the southern and western boundaries are key features in the local landscape, and form part of the wider field boundary network. These features play an important role in maintaining the rural character of the area and in providing connectivity between woodland blocks.

Initial concerns are raised with the location of the timber stacks which appear to be within the root protection areas (RPA's) of existing trees along the southern boundary. Additionally, views towards the storage mounds are noted as intrusive features in the landscape.

Any proposals must include appropriate mitigation measures to protect, conserve and enhance the landscape character and visual amenity of the area. These must include, but not limited to:

- Designation of storage and operational exclusion zones outside RPAs;
- additional native trees and hedgerow planting to reinforce existing boundaries and enhance amenity of PRoW users;

- strengthening of the boundary along Billingshurst road, which appears to be in decline due to other associated works

These mitigation measures must be clearly set out and submitted for consideration within a detailed landscape plan. Also to be included as part of the landscape package are planting schedules and a landscape specification.

These mitigation measures must be clearly set out and submitted for consideration within a detailed landscape plan. As part of the landscape package, the following should also be included:

- Planting schedules specifying species, quantities, and planting densities;
- A landscape specification outlining preparation, planting, and maintenance requirements;
- A tree survey to accurately establish Root Protection Areas (RPAs) and inform the siting of operations and storage areas.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	08/10/2025