



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 06 November 2025
Our ref: 10669

For the attention of: Bethan Tinning

Application ref: DC/25/0115
Location: The Hermitage Tower Hill Horsham West Sussex RH13 0JS
Proposal/Description: Construction of dwelling and detached garage/store building.
Creation of new vehicle access from Parthins Lane.

Thank you for consulting with Place Services on the above Full planning application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

Summary

Not supportive on landscape grounds	<input type="checkbox"/>
No landscape objection, subject to attached recommendations and/or conditions	<input checked="" type="checkbox"/>
Further information required prior to determination	<input type="checkbox"/>
No landscape comments / does not wish to comment	<input type="checkbox"/>

Site Context:

The site is located on Parthins Lane to the north of Tower Hill village. The site comprises a singular small grassland field adjacent to an existing dwelling to the east. The wider landscape comprises grassland and arable fields, surrounded by strong hedgerows and trees. The railway line which runs along the southern edge of Horsham is located close to the north. Bridleway SOW-1635 runs along Parthins Lane.

Planning Policy Context:

Policies within the Horsham District Planning Framework (HDPF) relevant to this application include: Policy 25: The Natural Environment and Landscape Character, Policy 26: Countryside Protection, Policy 31: Green Infrastructure and Biodiversity and Policy 33: Development Principles.

Within the Southwater Neighbourhood Plan, the following policies are relevant: SNP16: Design and SNP18: A Treed Landscape.

The site is located within Local Landscape Character Area 23: Parthins and Tower Hill of the Horsham Local Landscape Character Assessment (2014). The study states: “*Key landscape features and qualities are highly sensitive to development. Overall, the rural character of the landscape together with the role it plays in forming a strong green edge / setting to the settlement of Horsham means that this area has no / low capacity for large scale development.*”

Review of the proposal/submitted information:

The site is located outside of the defined built-up area boundary and is therefore subject to Policy 26: Countryside Protection. The proposed dwelling is of a similar form and scale to other dwellings located along Parthins Lane, and therefore the development type is not out of character. However, the proposals involves the removal of several trees both within the site and along Parthins Lane. This would result in a degree of harm to the rural character of the lane and contribute to its urbanisation, and conflict with Policy 26.

Para 6.11 of the Planning, Design and Access Statement (PDAS) states that “*The existing landscaping, hedgerow and tree planting will be retained to protect the established landscape character.*” However, we note that a large number of Category C trees are proposed for removal to facilitate the access and the dwelling.

Policy SNP18.1 states: “*Where existing trees or an area of woodland is to be lost, it must be replaced with trees or new woodland of greater environmental value on site or elsewhere within the Plan Area. Trees planted should be suitably mature and, as a minimum, conform to British Standard BS 3936-1 / Standard 10-12cm girth*”. Currently, the proposal lacks sufficient detail regarding new tree planting to mitigate the loss of existing trees and treed character.

The effects on Landscape Character will be limited to the tree removals and impacts on the character of the lane. The surrounding well treed landscape helps to contain the development and reduce wider visual impacts. Further information should be submitted to demonstrate how appropriate mitigation measures will be implemented, in line with Policy SNP18.1.

We advise a soft boundary treatment is proposed along the western edge to ensure that the proposed scheme does not contribute to the urbanisation of Parthins Lane or its surrounding rural area.

Recommended Conditions:

If minded for approval, we recommend that the following landscape condition is considered to demonstrate replacement planting as per Policy SNP18.1:

Hard and soft landscaping details

No part of the development hereby permitted shall be first occupied until a scheme of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all external hard surfacing materials and finishes
- Details of all boundary treatments.

The landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of the dwelling. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Summary:

Landscape and visual impacts associated with the proposed single dwelling will be limited to the tree removals within the site and the impact on the character of Parthins Lane. Appropriate mitigation measures should be proposed to compensate for the loss of trees and to reduce the sense of urbanisation along Parthins Lane.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of Horsham District Council.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.