



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 25 September 2025
Our ref: 09418

For the attention of: Hannah Darley

Application ref: DC/25/1300
Location: High Chaparral London Road Washington Pulborough
Proposal/Description: Permission in Principle for the construction of 4no. two storey dwellings

Thank you for consulting with Place Services on the above 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"/>
Supportive 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"/>

This review is based on a desktop study without a site visit of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

Site Context

The site is located to the south of Ashington, and to the south of residential dwelling known as High Chaparral. The site is formed of paddock land and benefits from being largely self-contained, enclosed by vegetation on all boundaries except along the access track. Public footpath WAS-2624 is to the north of the site and partly follows the access road to the northeast leading into the site.

The Horsham District Landscape Character Assessment (2003) identifies the site within Landscape Character Area (LCA) F1: Pulborough, Chiltington and Thakeham Farmlands. Key characteristics of this LCA include:

- Partly wooded low scarp
- Extensive arable and some horticultural land use with glasshouses and mushroom farms
- Small orchards and vineyards, leafy sunken lanes with sandstone exposure
- Small historic villages build of sandstone and half timber such as West Chiltington and Thakeham
- Scattered small cottages and farmsteads mainly along lanes

The overall sensitivity to change for this landscape character area is moderate.

Any proposals should have regard to the Planning and Land Management Guidelines for this LCA, particularly:

“Ensure any small scale housing development in the villages responds to traditional street patterns and local design and buildings materials.”

Review of the proposal/submitted information

The site has previously been subject to an application for a higher number of dwellings, which was refused and dismissed. The Inspector found that the proposals conflicted with Policies 25, 26 and 33 of the Horsham District Planning Framework, as the scale of development was not appropriate to its countryside location.

The current proposal is for a reduced number of dwellings, from seven to four. No existing vegetation will be removed as part of the current proposals. The proposals aim for the new dwellings to be designed to be high-quality traditional barn style dwellings that complement the rural character which is welcomed. Layout design should be carefully considered to avoid a rigid or overly linear building alignment and deliver a more organic grain to better reflect and integrate with the site's rural character and its surrounding landscape context.

The submitted plans outlined some of the principles envisaged as part of the proposed development such as new planting to define plot boundaries. This is welcomed and should be embedded in any detailed proposals.

A separate access road with turning area is proposed, along with parking within the driveways. To maintain a rural character, urbanising features should be avoided. Careful consideration to surfacing materials, turning area design and driveway layout design is required.

Summary

Whilst the principle of development for four dwellings is not opposed, and visual effects are considered limited due to the site's enclosed nature and surrounding vegetation, impacts on landscape character must be carefully managed. These should be reduced to acceptable levels through sensitive and detailed design, ensuring the development responds appropriately to the site's rural context.

The overall sensitivity to change for this landscape character area is moderate. Any proposals should respond to the Planning and Land Management Guidelines for this LCA, particularly:

“Ensure any small scale housing development in the villages responds to traditional street patterns and local design and buildings materials.”

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.