



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 11661
Date: 26 January 2026

For the attention of: Nicola Pettifer

Application ref: DC/25/1658
Location: Woodfords Shipley Road Southwater Horsham West Sussex RH13 9BQ
Proposal/Description: Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.

Thank you for re-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.

This letter sets out our landscape comments and observations based on the submitted amended documents and plans, whilst also looking to provide recommendations for how to proceed. Our previous comments are dated 28th November 2025.

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"/>

1.0. Review of the proposal/submitted information:

- 1.1. The proposed apartment block has been moved slightly north, away from the countryside edge of the development, which is welcomed. We would have preferred the apartment block to have been located closer to the settlement edge of Southwater, however, the roof height of the apartment block has been reduced to 2.5-storeys, which is similar to other dwellings throughout the scheme. A combination of the reduced roof heights and the relocation north have reduced the landscape and visual impact of the proposals.

- 1.2. We welcome the introduction of planting within the north-eastern basin, as per the submitted Planting Plans (Dwg no. 3424-APA-ZZ-XX-PP-L-2001 Rev. P02). We also welcome all other planting and boundary treatment changes made to the submitted plans.
- 1.3. As per our previous comments, we would still welcome private roads fronting onto areas of POS, such as for Plots 19-22 and 25/26, to be surfaced as block paving.
- 1.4. Specifications for the headwalls have not yet been provided, however we advise that these are not proposed as precast concrete alongside galvanised handrails. There are opportunities to propose high quality headwall features with improved visual amenity.
- 1.5. Overall, we welcome the submitted changes and judge this is an improvement to the overall scheme. Amendments to the surface treatment on the eastern edge would further enhance the visual amenity of the scheme, and information on the headwalls should be submitted.

2.0. Conditions

2.1. Hard Landscaping

No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features); retained historic landscape features and proposals for restoration where relevant. The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area.

Please 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.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

