



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 21 October 2025
Our ref: 10287

For the attention of: Tamara Dale

Application ref: DC/25/1480
Location: Land North of 6 Montpelier Cottages Old London Road Washington West Sussex
Proposal/Description: Erection of 4no. 3-bedroom dwellings with associated car parking, private amenity space and acoustic fencing. Creation of an ecological buffer zone.

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 to the north of the village of Washington. Old London Road runs to the western boundary and the A24 runs to the eastern boundary. The site comprises a small grassland parcel with a bund and row of trees to the east and a narrow strip of vegetation to the west. A row of cottages is located to the south. The site is also located on the edge of the South Downs National Park.

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 Storrington, Sullington and Washington Local Plan, policies considered relevant include: Policy 8 Countryside Protection, Policy 14 Design and Policy 15 Green Infrastructure and Biodiversity.

Review of the proposal/submitted information:

To the immediate north of the application, an Outline application for 9 units has been approved under reference DC/21/1689. The development proposals would form an infill between this development and Montpelier Cottages to the south and is also surrounded by houses to the west on the opposite side of Old London Road.

Given the surrounding context, we have limited concerns regarding the principle of introducing residential development into this parcel of land. There will be very limited visual, or landscape character concerns related to these proposals.

Limited information on the proposed landscaping is included within the submitted Landscape Plan (Dwg no. ARC/ 088/25/ 18). As a full application, we would have expected more detailed information on the hard, soft and boundary treatment landscaping proposed, however this can be conditioned.

Acoustic fencing is proposed to the eastern boundary of the site, close to the A24. Further details will need to be submitted detailing the height and type of fencing proposed as the acoustic barrier.

Fencing and sheds are proposed close to the trunks of existing retained trees. We advise that measures are proposed that do not impact on the roots of these retained trees as they provide maturity to the scheme and further barriers to the A24.

The function of the grass strip of land to the south of Plot 1 needs clarifying. Access routes to the rear gardens of the adjoining land and the proposed Plots needs to be clear within submitted plans.

“Zone 1 – Area for BNG” has been marked on the Landscape Plan with no further information on the BNG proposals. This information will also need to be submitted. The key states ‘retained habitats’ however as per the purposes of BNG, we would expect enhancements to be proposed to the biodiversity also.

Recommended Conditions:

If minded for approval, we would recommend the following conditions for your consideration:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD AND SOFT LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roof, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

Summary:

Overall, the development could be accommodated within this location however additional information needs to be submitted regarding landscaping, which can be conditioned.

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.