

Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 07 November 2025
Our ref: 10742

For the attention of: Daniel Holmes

Application ref: DC/25/1506
Location: Oxcroft Farm Henfield Road Small Dole Henfield West Sussex BN5 9XE
Proposal/Description: Permission in Principle for a residential development with the erection of up to 9no. 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"/> |
| No landscape objection, subject to attached recommendations and/or conditions | <input type="checkbox"/> |
| Further information required prior to determination | <input checked="" type="checkbox"/> |
| No landscape comments / does not wish to comment | <input type="checkbox"/> |

Site Context:

The application site is located to the south of Small Dole village, with access from the A2037 Henfield Road. Opposite the site is a large employment area. The site itself comprises an existing bound farmyard with hedgerows and trees which form the outer perimeter. A Priority Habitat (Deciduous Woodland) forms the south-western site boundary. The wider landscape comprises arable and grassland farmland.

Planning Policy Context:

Within the Horsham District Planning Framework (HDPF, 2015), the site is located outside the built-up area boundary and is therefore subject to Policy 26: Countryside Protection. Policy SD6: Landscape, Policy SD7: Design and Policy 31: Green Infrastructure should also be considered.

Within the Upper Beeding Neighbourhood Plan (UBNP) (2021) the site is allocated as Policy 4: Land at Southern End of Oxcoft Farm, Small Dole:

"Proposals for the development of the site as shown on the Policies Map for around 20 houses will be supported subject to the following criteria:

- 2. *An access into the site is provided from the Henfield Road (A3207) to the County Council's standards at the time a planning application is determined.*
- 3. *The development of the site incorporate important ecological and biodiversity features within its layout and design.*
- 4. *An appropriate landscape buffer is provided to provide a robust, defensible boundary to the development, with consideration for views of the National Park and Horton Clay SSSI. Where possible existing boundaries will be retained and enhanced with native species. Where existing boundary treatments are required to be removed to create a vehicular access the new opening should be as small as practicable to achieve the necessary highway access standards and visibility splays. A landscaping scheme is required to be submitted with a planning application.*
- 5. *The development shall be designed so not to unacceptably harm the amenity and privacy of occupiers of properties along Henfield Road.*
- 6. *The pond within the site is to be retained and incorporated within the scheme. Where practicable the development should enhance the ecological value of the pond.*
- 7. *Wherever practicable the design and layout of the site should be designed so that it connects to the footpaths on the Henfield Road and its bus stops."*

Review of submitted information:

The proposed site is located within an existing farmyard, proposing the demolition and removal of all structures on site before developing 9no. dwellings. The red line boundary (RLB) only includes the farmyard site, however, Policy 4 Allocation within UBNP is for 20 dwellings across a wider site which extends north into greenfield land.

The site is well-screened from adjacent Henfield Road which runs along the eastern site boundary. This reduces the visual impact from Henfield Road, however we advise that a Landscape and Visual Appraisal (LVA) is submitted to demonstrate the landscape and visual effects associated with the development and identify key mitigation measures.

South Downs National Park (SDNP) is located to the east and south of the site. Impacts on the SDNP will need to be considered within any future application.

Consideration for the appearance of the scheme from Henfield Road and the entrance into the site will need more consideration. Based on the Layout Plan, the main view is of the back corner of Plot 1, which will likely be accompanied by close board fencing which will impact the visual amenity of the development. Whilst the principle of developing this parcel could be acceptable from a landscape perspective, its assimilation into the landscape within this countryside location will be based on a high-quality design with consideration for the visual impact from the entrance point.

As per Policy 4 of the UBNP, the existing vegetation, trees and habitats on site should be retained and incorporated into the proposal. The site offers opportunities to enhance green

infrastructure through the retention of landscape features, and additional landscaping proposals.

Overall, we consider that the principle of developing 9no. dwellings at this location could be acceptable from a landscape perspective, subject to the submission of an appropriately designed and contextually sensitive proposal, supported by a Landscape and Visual Appraisal (LVA).

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.