



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 25 July 2025
Our ref: 06963

For the attention of: Hannah Darley

Application ref: DC/25/0986
Location: Land Opposite Codmore Field House, Plot 3 Hill
Farm Lane Codmore Hill West Sussex
Proposal/Description: Erection of 1no. detached self-build / custom-build dwelling.

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.

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 in the village of Codmore Hill, approximately 2km north of the centre of Pulborough. It sits directly west of The Deck House and it is accessed from the north side of Hill Farm Lane.

The Site is a steeply sloping (approximately 47m AOD to south and approximately 35m to the north). It is covered by scrub planting. The site boundaries are well vegetated but with some gaps along the south and east boundaries allowing views to surrounding

Properties. There are more open views towards the north across the paddocks and Stane Farm Industrial Estate to the Gerrard's Rough woods beyond.

The Site has planning history, with a refused Application (ref: DC/22/1922) for Change of use of land for the provision of four (4) no. pitches for settled gypsy and traveller accommodation.

Review of the proposal/submitted information:

The proposal is for one new residential dwelling, located mid-way down the steep slope, with an access drive off Hill Farm Road, with front and back gardens.

The site is within Zone 4: Pulborough to Billingham, Local Landscape Area 42: Codmore Hill and Environs of the Horsham District Council, Horsham District Landscape Capacity Assessment May 2021, which states that “Due to the areas high landscape character sensitivity which arises from the mostly unspoilt rural character in good condition together with the visual sensitivity of the valley sides to development, it is considered there is no/low capacity for large scale development.” The proposal is for one dwelling and therefore considered small scale development.

LVIA

Para 5.2.3 lists the positive landscape receptors within the Local Landscape Character Area (LLCA). We would have expected the steep topography and existing landscape features to have been included and assessed within Table 6a Landscape Character and Visual Impacts Summary Table - Landscape Character.

We note Figure 9 Viewpoints 1 to 10 Plan and Table 6b and 6c Landscape Character and Visual Impacts Summary Table - Views i (Viewpoints 1 to 5), however we cannot find the photography that should be accompanied as part of the visual impact. The submission of this information is required for completeness of the review of the LVIA. Additionally, Table 6c is for Viewpoints 6 to 10, however this table appears to be for viewpoint 1-5, a duplication of Table 6b.

Proposed layout and landscaping

Para 2.2.2 of the LVIA says “A Landscape Strategy is proposed in Chapter 6 to ensure: the Site would remain discreetly located; minimal Landscape Character and Visual change to the local landscape; the development would blend with its local landscape surroundings; strengthened biodiversity; and offer effective Green and Blue Infrastructure.” The proposals include the retention of most of the existing vegetation, with the removal of a small number of trees, some considered as detracting landscape features. Following the review of the submitted proposals we have the following comments:

- The proposal to use native species planting, strengthen boundary planting, addressing landscape detractors and ecological enhancements is welcome. The proposed planting schedule is also considered appropriate.
- From a landscape perspective, we have no concerns with the proposed building materials palette and fencing.
- The vegetation along Codmore Hill consists of scrub and mature trees. While the proposal aims to retain the majority of this vegetation, the proposed driveway encroaches into the root protection areas (RPAs) of retained trees and therefore requires applying a no-dig construction method. This method will introduce minor changes in levels between the driveway and existing soft ground.

Para 6.7.1 The Landscape Strategy refers to a “Welcoming and sensitive driveway/entrance with high quality landscape enhancements along Hill Farm Lane.” However, we consider that the current proposal does not reflect this statement. The new driveway is very large and reducing its surface area avoiding incursion within the RPAs of the retained vegetation outside of the RPA of the retained vegetation should not compromise its function and existing landscape features would be better

integrated within the design proposal. This approach would also protect the soft ground around existing trees, which in turn will enhance the visual appearance of the entrance space.

- The submitted hard landscape plan (drawing hla 611 02) indicates the new driveway as resin bonded. Proposed block plan (drawing 2411CO_R1) indicates the driveway as 'permeable surfacing'. Resin bonded is not a permeable surfacing. We therefore recommend that the proposed surfacing material is revised to ensure is permeable. It should be noted that while 'resin bonded' is not a permeable surface, 'resin bond' surfacing is permeable, provided it is laid onto a permeable base.
- Due to the steep topography of the site, the existing contours will need to be revised to accommodate access and the new building. However, it is unclear what is proposed for the excess soil resulting from any ground excavations needed.

Summary:

Overall, the principle of development on this site is not opposed. The nature of the proposals as a single residential dwelling, is not considered incongruous with the surrounding landscape and built character. However, there are certain design elements that need reviewing to demonstrate regards towards Paragraph 135 in relation to Achieving well-designed places. We advise that our recommendations included above are considered. Additionally, we consider the LVIA is incomplete and request that is re-submitted with the missing information identified in our comments above.

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.