



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sir Roberts Farm Goose Green Lane Goose Green
DESCRIPTION:	Demolition of existing dwelling and erection of replacement three-bed farmhouse style dwelling with detached garage. Demolition of workshop (with extant planning permission for change of use to residential dwelling – DC/23/1549) and erection of a replacement three-bed residential dwelling with detached garage and change of use of land from paddock to incidental residential curtilage.
REFERENCE:	DC/25/1394
RECOMMENDATION:	Holding Objection / More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: Given the similar nature of proposals under previously refused DC/23/0547, as well as the proposed location, many of our previous comments are relevant to this application and remain unresolved. As before, the proposed development is a very different proposition from the fallback schemes and is likely to result in adverse effects on the landscape character, over and above the extant planning permission. As such, we continue to request the submission of a landscape and visual appraisal (LVA) in order to establish the likely effects arising from the development and consider opportunities to mitigate any identified effects. We wish to highlight in addition that the red line boundary must be amended in order to include the full extent of the proposed access road, additional to the approved section under DC/25/0040.	
MAIN COMMENTS: <ol style="list-style-type: none">1. Please review our comments under DC/23/0547 for context on landscape character and conclusions made.2. To reiterate, the site is located in a countryside location and falls within J2 - Broadford Bridge to Billingshurst Local Landscape Character (LCA) as defined in the Horsham District Landscape Character Assessment (2003). Relevant Planning and Land Management Guidelines state to:<ol style="list-style-type: none">a. Conserve the mostly rural character of the area.b. Ensure any appropriate new development responds to the historic settlement pattern and local design and materials.c. Conserve existing woodlands, shaws and mature hedgerow trees.	

3. In addition, large scale housing and large scale farm buildings are seen as key sensitivities to the LCA.
4. Current proposals result in an excessive increase in built form, both in square meters and also in height, significantly larger than the existing building stock as well as extant permissions. This is at odds with the LCA and will result in an urbanising appearance that is incongruous with the rural context of the site. Further, it results in an arrangement that is typically suburban, instead of the existing modest farmstead.
5. The addition of two large garages further increases the proposed built form on site, in excess of existing, and associated hardstanding and external lighting as highlighted in the DAS is likely to further erode the landscape character. While it is noted that outbuildings can be permitted under Class E, these would not extend beyond the principal elevation and would be significantly smaller in height, and thus would unlikely result in additional adverse effects.
6. Layout is also of key concern, given that it does not respond to the historic settlement pattern, as per the LCA guidelines.
 - a. The proposed replacement workshop is now located 35m to the north, encroaching the surrounding agricultural field and abutting woodland. This will result in a sense of domestic sprawl, to the detriment of the undeveloped character and rural landscape character.
 - b. The proposed replacement cottage has been relocated almost entirely outside of the existing curtilage, thus altering its relationship with the existing cluster of buildings.
7. While no concerns are raised with the principle of curtilage extension, it should be of a lesser scale that is no longer or wider than the footprint of the former building in order to relate sympathetically with the surrounding landscape context.
8. We note in addition a proposed access road, resulting in further hardstanding and removal of existing vegetation on site including T016, which was approved to be protected under DC/245/0040. This proposed access road is not, however, within the red line boundary and thus we request that the red line boundary is amended to include the road.
9. In the absence of an LVA to demonstrate otherwise, it is our professional judgement that the current proposals would give rise to an eroding effect on the landscape character, over and above the fallback positions. This is as a result of the significant increase of built form, hardstanding and introduction of domestic and urbanising features and external lighting, all of which are inconsistent with the rural, countryside setting.

Further considerations

10. Clarification is requested as to which building is being proposed for the replacement cottage as two elevations have been provided, titled 'Farmhouse' and 'Cottage (Aggregate)' respectively. The former aligns with proposals noted within the DAS, however the latter, with a height of approximately 12m, is queried.
11. The DAS notes a 'carefully designed' landscaping scheme, however this has not yet been provided. The landscaping scheme is requested, noting that it should be informed by an LVA.
12. We note minor alteration to the previously approved access road under DC/25/0040, which in addition no longer reflects a no-dig treatment. Clarification is requested.

RECOMMENDED CONDITIONS:

If you're minded to recommend the application for approval without the concerns addressed above the following details must be secured by condition:

Hard and Soft Landscaping Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals including cross sections where necessary
- Proposed and existing functional services above and below ground – such as drainage, power, communications cables and pipelines – including lines, manholes, supports and other technical features
- Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	20/11/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	20/11/2025