



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 27 November 2025
Our ref: 08417

For the attention of: Nicola Pettifer

Application ref: DC/25/1019
Location: Land To The West of Shoreham Road Small Dole West Sussex
Proposal/Description: Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access.

Thank you for re-consulting with Place Services on the above Outline 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. Our previous comments are dated 26/09/2025.

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"/>

Our Landscape comments are as follows:

Review of the proposal/submitted information:

We have reviewed Technical Note: Landscape Response to post-application comments, dated 17/10/2025, and welcome the clarifications provided in response to our previous comments.

Figure 1, Paragraph 3.1.9 of the Technical Note, shows the predicted view from the highest most point on the site at the northwestern corner. While this is useful, our comments regarding views more centrally within the POS remain the same. Notwithstanding this, we note the limited presence of built development in the view and highlight the importance of careful material specification to respond appropriately to the proposed change. We acknowledge that this is consideration for Reserved Matters.

Summary:

We welcome the submitted parameter plan and we find the proposed parameters acceptable. The design changes to the illustrative layout are also welcomed. However, we refer to the importance of appropriate materiality and planting to ensure the proposals are assimilated successfully into the site and wider landscape.

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.