



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Stonehouse Farm Handcross Road Plummers Plain West Sussex
DESCRIPTION:	<p>Full Planning Application to form a comprehensive masterplan including:</p> <ol style="list-style-type: none">1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed.2. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath.3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.
REFERENCE:	DC/25/0403
RE-CONSULT:	1 st set of comments in black 2nd set of comments in blue 3rd set of comments in green
RECOMMENDATION:	Advice Holding Objection / More Information / Modification Holding Objection / More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>3rd set of comments</p> <p>We have reviewed the updated drawings for Lot 9 (Jackson's Ridge) and are satisfied with the reduction in glazing, with thanks.</p> <p>We have summarised the status of the different parcels as follows:</p> <p><u>Lot 9 (Jackson's Ridge)</u> – Outstanding points to be addressed prior to determination. Conditions recommended, including a pre-commencement condition required.</p>	

Lot 8 (AD Plant and Main Livestock Building) - Outstanding points to be addressed prior to determination. Conditions recommended, including a pre-commencement condition required.

Lot 2 (Stonehouse Business Park) - Outstanding points to be addressed prior to determination. Conditions recommended.

Therefore, we maintain our holding objection as there are a number of critical points that need to be addressed and considered prior to determination.

2nd set of comments

We have reviewed the Landscape Rebuttal dated 11th July 2025, with thanks. As previously stated, we are supportive of the Site Wide Masterplan in principle. However, the Landscape Rebuttal notes that the masterplan is illustrative only, and therefore each site must be assessed individually in regard to landscape and visual effects, as well as the proposed associated mitigation measures.

It is regrettable that no updated tree survey, landscape or drainage plans have been provided, and as a result our concerns remain unresolved. The location and detail of landscape proposals, particularly tree planting, are required at this stage to demonstrate the efficacy and deliverability of mitigation measures. This information is also critical to ensure the scheme is not diluted in future as the detailed design progresses, which is a key concern considering that the drainage proposals continue to conflict with landscape proposals in Lot 9. In addition, inconsistencies and discrepancies remain within the submitted documentation.

We do not consider this level of information 'excessive or disproportionate', as suggested. Rather, it is essential to provide certainty the landscape strategy is deliverable, especially given that the application has been submitted in full.

Please see comments in blue below addressing outstanding concerns.

1st set of comments

While little visual change is anticipated in regard to Lots 2 & 8, the proposals are likely to result in an increase in the overall level of activity in the countryside location, which along with noise and light pollution, will detract from the tranquillity of the character of the area, contrary to Policy 26 of the HDPF. Concern is also raised with Lot 9 due to the introduction of domestic and other urbanising features, likely to have an eroding effect on the rural qualities of the character area and setting of the High Weald National Landscape (HWNL), contrary to Policy 30.

Nevertheless, it is considered that these concerns could be effectively reduced with appropriate mitigation measures in place, as discussed below. Therefore, if the principle of the change of use is found acceptable, we recommend that changes are made to the proposals to better conserve the rural and agricultural qualities of the immediate and wider context of the sites, and to partially mitigate the identified adverse effects of the schemes.

We welcome the site wide masterplan and are supportive of it in principle, noting that the delivery of the overall scheme will further contribute towards mitigating the adverse effects identified.

MAIN COMMENTS:

Lot 9 (Jackson's Ridge) - Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.

Site description & context

1. The proposed development site lies outside of any defined settlement or Built-Up Area Boundary (BUAB), in a countryside location. The site is rectangular in shape, and comprises a group of agricultural buildings, structures, and associated areas of hardstanding. The southern boundary is defined by stock fencing and slopes into an open, undeveloped agricultural field. The eastern and western boundaries are defined by mature vegetation, comprising scrub, hedgerow and mature trees, offering a degree of enclosure. To the north, the site adjoins Hammerpond Road, which separates the site from the adjacent High Weald National Landscape (previously known as AONB). The northern boundary, in its western section, is defined by a combination of close board fence and mature trees, the latter located within the highway verge. In the eastern section, the boundary is marked by wire stock fence and mature trees. There is limited to no understorey or hedgerow vegetation along this section of the northern boundary, which allows for longer-range views across the valley and the wooded areas of the High Weald to the south.
2. As noted above, the site is located just beyond the boundary of the High Weald National Landscape (HWNL) to the north of Hammerpond road, but within a broader area defined by Hammerpond road and Handcross road. This area forms a distinct 'finger of land' that is enveloped by the designation and as such, contributes to the setting of the High Weald.
3. Both the immediate and wider landscape context can be described as rural in nature, composed of wooded and agricultural landscape features that are indicative of its Local Landscape Character area (LCA). The site is surrounded by a strong and well-defined field pattern, defined by hedgerow and hedgerow trees, occasionally interspersed by shaws, scattered dwellings, and traditional farmsteads contributing to the area's historic rural fabric. A large area of Ancient Woodland (AW) lies to the north and stretches across the landscape horizontally to the east and west. A further strip of AW lies to the south-east, reinforcing the wooded character of the area.
4. Overall, the area is notably quiet and tranquil, positively contributing to the scenic and perceptual qualities of the High Weald.
5. Two Public Rights of Way (PRoW) are located in proximity of the site. PRoW 1708 runs along the eastern boundary, on a south-north direction, ending at Hammerpond Rd. PRoW 1702 connects at Hammerpond Rd and continues further north. Open views of the site and its existing structures are available from PRoW 1708. Users of the footpath experience the site within the context of its rural and agricultural surroundings. Three residential dwellings along Hammerpond Rd can also be seen from this PRoW. While these buildings could be perceived as urbanising detractors, their visual effect is successfully mitigated by generous spacing between built form and the presence of existing mature vegetation, which assists in their integration into the wider landscape. Other views into the site are available from Hammerpond Rd itself, due to the lack of understorey vegetation along the site's boundary and intermittent gaps in the mature treeline. When available, views from Hammerpond road include the valley and undulating hillside, also within the HWNL, contributing to the area's scenic qualities.
6. Access to the site is via Hammerpond Rd, a narrow, verdant lane running east-west and bounded by woodland, mature trees and vegetation. The road retains a distinctly rural character, notwithstanding the occasional dwellings and farmsteads located along its route. These properties predominately share a traditional vernacular, featuring the use of brick and tile hanging. Many are set back from the road and screened by layers of dense vegetation, which helps to soften their presence and maintain the rural character of the area. As such, these dwellings are not experienced as major detractors to the countryside setting.
7. Beyond the presence of nearby dwellings, relatively few urbanising detractors can be experienced in the site's immediate setting, but these include sections of closeboard fence and the spread of *Prunus laurocerasus* (Cherry laurel) along the roadside to the east. While limited in extent, these features introduce an element of urbanisation that contrasts with the predominantly rural character.

8. Due to its elevated position, long to medium distance views are experienced towards the site from Handcross road and the areas of the High Weald to the south of Handcross road.

Landscape Character

9. At a local level, the proposed site falls within N1 – Mannings Heath Farmlands Landscape Character Area (LCA) as defined by the Horsham District Landscape Character Assessment (2003). However, the site additionally shares characteristics of L1 - St Leonard's Forest, of which it abuts.
10. Key relevant characteristics of N1 experienced within the site and contextual landscape include: *broad flat topped ridge and undulating valley; open character; mixed arable/pasture farmland with a fragmented hedgerow pattern; local historic vernacular of sandstone, tile hanging and brick; and scattered farmsteads along roads.*
11. Key issues of N1 include: *past loss of hedgerows and introduction of suburban features along main roads.*
12. Sensitivity to change in the N1 LCA is moderate, however, areas such as the proposed site, which have a '*stronger network of hedgerows and woodland*' are of higher sensitivity with key sensitivities to: *introduction of suburban features and infill development along roads.*
13. Relevant planning and land management guidelines for N1 state to:
 - a. *Ensure any new development responds to the historic settlement pattern and local design and materials.*
 - b. *Conserve and enhance tree cover around village fringes and on approach roads.*
 - c. *Restore lost, fragmented hedgerows and conserve single oaks within them.*
 - d. *Conserve and manage existing ancient woodland.*
14. The overall character of L1 is described as having a '*sense of isolation and remoteness*'. Key relevant characteristics of L1 experienced within the site and contextual landscape include: *narrow flat topped ridges; regular pasture and arable fields; ridgetop roads; a few isolated farmsteads; and traditional local building materials of sandstone, tile hanging and brick.*
15. Key issues of L1 include: *urban fringe development along ridgetop roads, e.g. ribbon development; suburbanisation along roads, e.g. pastiche architecture, inappropriate fences, boundaries, gates; and localised erosion of lanes from car parking.*
16. Sensitivity to change in the L1 LCA is high with key sensitivities to: *suburbanisation/urban edge development and small scale incremental changes to roads.*
17. Relevant planning and land management guidelines for L1 state to:
 - a. Conserve the traditional dispersed settlement pattern. Any further infill and extension of ribbon development along roads, or building of new large dwellings on existing plots, would further erode this pattern and therefore damage character.
 - b. Screen visually intrusive urban fringe development along ridgetop roads with selective tree planting.
 - c. Conserve the strongly wooded character of the area.
 - d. Take opportunities to restore heathland.

Assessment

18. HDPF Policy 26 is a strategic policy that safeguards the rural character and undeveloped nature of the countryside. Development is only acceptable if it is essential to the countryside location and serves a clearly defined rural function as per criteria 1 to 4 (e.g. agriculture, recreation, sustainability). It must also be appropriately scaled, avoid increasing activity levels, and respect the landscape character, including its natural features, tranquillity, and historical patterns.

19. The proposals are not essential to the countryside location or fall within any of the criteria associated with a defined rural function and therefore contrary to the first part of this policy.
20. While acknowledging the developed condition of the site, and that the proposed dwellings are of a smaller floor space than existing, the current structures on site are typical of the rural setting, reflecting its use as a dairy farm, and therefore expected within the countryside location.
21. The proposals are of a modern take inspired on barn conversions, reutilising typical materials used in agricultural builds, such as timber cladding and zinc and the built form is of a height comparable to the existing farm buildings. The boundary treatment proposed along the front boundary with Hammerpond Road, is an estate railing and hedgerow planting. The new dwellings are set back, in line with the adjacent development pattern.
22. The proposals are likely to contribute to a small increment on the overall level of activity experience within Hammerpond road, however it is recognised that this is unlikely to be over and above the level activity experienced when the dairy farm was in operation.
23. In the absence of a Landscape and Visual Appraisal to demonstrate otherwise, it is our professional judgement that the current proposals would give rise to an eroding effect on the existing landscape character and setting of the HWNL. This is as a result of the introduction of domestic and other urbanising features, to the detriment of the current rural and agricultural qualities experienced on PRow 1708 and Hammerpond Rd.
24. However, taking into account the site's condition and the proposed layout, the proposals are considered of an appropriate scale, reflect the existing development pattern and to a more limited extent respect the landscape character. Further measures along the southern boundary of the site – in the form of additional planting – are required to mitigate the adverse effects identified, but we are satisfied that subject to minor changes being secured, the proposals are broadly in accordance with the second part of HDPF Policy 26.
25. HDPF Policy 30 supports proposals, within or close to the High Weald National Landscape, where it can be demonstrated that there will be no adverse effects on the natural beauty and enjoyment of the protected landscape. As discussed above, the proposals will give rise to adverse effects on the scenic and perceptual (tranquillity) qualities of the High Weald and therefore the proposals are contrary to this policy. Nevertheless, subject to minor changes (secured prior to determination) these adverse effects could be partially mitigated when taking into account the wider masterplan and other planting proposals outside this red line boundary.

Design Considerations

The following measures and considerations are recommended in order to secure a more considered mitigation strategy to reduce the identified adverse effects, noting in addition that it must be sensitive to the rural surrounds and aim to minimise urbanising detractors:

26. While the site isn't within the High Weald National Landscape, it's within its setting and therefore proposals should endeavour to conserve and enhance the National Landscape by demonstrating the following:
 - a. *Ensure new developments and land use changes protect undisturbed soils, minimise use of permanent impermeable surfaces, and ensure best practice is complied with to protect soils during construction from compaction, pollution and erosion*
 - b. *Protect wildlife-rich habitats such as ancient semi-natural woodland from external lighting, and where lighting is needed, require minimised and ecologically informed lighting schemes regarding location, direction, lux levels, colour temperature and light fitting design.*
 - c. *Seek to reduce light pollution by ensuring that flood-lit facilities such as car parks are turned off when not in use, through agreements and planning conditions.*

- d. *Ensure that planning decisions (site allocations and development management decisions) consider the impact of development on the intrinsic rural character of the landscape and seek to avoid intrusive development.*
 - e. *Avoiding operations which sterilise soil or cover it with impermeable materials or plastic grass.*
 - f. *Prioritise the specialist management of ecologically rich road verges in highway management... refraining from planting non-native species.*
27. In addition, we recommend that planning and land management guidelines for the N1 LCA, under point 13, are adhered to. This includes conserving and enhancing tree cover.
28. High Weald National Landscape Dark Skies Planning Advice states that developments should be located away from dark sky sensitive areas, avoiding AW in particular. Any lighting design details must ensure that light spill is prevented in order to retain the rural character of the local landscape and prevent indirect deterioration of key landscape features.
- Lighting details not submitted, however we note the following statement within the Landscape Rebuttal, 'External lighting, where necessary, will be limited, directional, and low intensity, and controlled through condition if required'. As such, we are satisfied to secure details via a suitably worded condition that satisfies the requirements of HDPF Policy 30 in regard to the abutting National Landscape. **Condition.**
29. In addition, the extensive use of large, glazed openings is likely to contribute to increased levels of light pollution, which would be detrimental to the rural character and dark skies. We recommend that the scale of glazing is reduced and/or appropriate measures be incorporated to minimise light spill.
- The Landscape Rebuttal notes that the glazing has been reduced, however drawings have not yet been submitted. **Closed.**
30. To mitigate the visual effects discussed and enhance integration with the surrounding landscape character, hedgerow and hedgerow tree planting must be delivered along the southern boundary. This will contribute to softening the appearance of the development from the PRoW, Handcross road and the HWNL. Furthermore, to increase its mitigation benefits, this planting should be implemented as advance planting, to also reduce adverse effects during the construction period.
- Not yet addressed. As discussed under point 24, advance planting along the southern boundary is required to mitigate the adverse effects identified. While we acknowledge the HMMP, as suggested within the Landscape Rebuttal, this information predominately relates to the soils and the planting palette, and is therefore not sufficient to secure advance planting locations. As such, locations of advance tree planting are expected to be submitted prior to determination to secure successful mitigation measures from the outset. The exact planting plan details can be secured via condition. **Not addressed. The mitigation strategy must be secured prior to determination, with planting details secured by condition.**
31. The extent of hard landscape proposed to the front of the dwellings appears visually dominating and out of keeping with the identified rural character. A reduction is required to ensure the proposals sympathetically integrate with the surrounding landscape.
- Addressed within the Landscape Rebuttal and no reduction proposed. We do not concur with comments made, however this outstanding point is deemed minor, therefore closed. **Closed.**
32. We note in addition that there is discrepancy with the materiality of these areas; described as 'permeable pavements' in the Planning Statement, 'impermeable areas' in the Drainage Strategy and 'permeable gravel surface' in the DAS. We advise that proposed access and driveways are fully permeable, for example, using gravel in line with other driveways on Hammerpond Rd.
- Not yet addressed. Clarification is required regarding what is being proposed, to ensure consistency across the submitted documents and to determine whether any technical constraints exist that would preclude the use of permeable paving in this location. Please

note that while gravel is preferred as described within the DAS, we accept that the final choice of material could be secured by condition from a visual perspective, but consider that further detail is needed to confirm its suitability and compatibility with the drainage strategy. Recommend hardscape final spec to be secured by condition. Condition.

33. Service runs must be considered from the outset so that the tree planting, and therefore landscape mitigation, is not diluted later on in the process. Service runs should be indicated in the landscape strategy to demonstrate that it can be delivered. We already note conflicts between the drainage strategy and the landscaping proposals.

We note within the Landscape Rebuttal that service runs will be planned in close consultation with landscape and arboriculture. This is welcomed, however given that conflicts are already present at this stage, concern remains with the dilution of landscape proposals. While details in regard to size and species are not required at this stage, we recommend the locations of tree planting in coordination with service runs and easement zones are submitted. We continue to recommend this is addressed prior to determination otherwise we will require the coordination of the landscape strategy and drainage strategy to be demonstrated by a Pre-Commencement Condition.

34. While these specific details may be secured via condition, we would expect the following addressed within the proposals:
- a. A range of tree sizes proposed, including 20-25cm at key strategic locations, to enhance the character of the area and contribute to the reduction of light pollution. Point of note to be added to any landscape condition.
 - b. Given the available views from PRowS, the HWNL and the proximity of AW, a planting palette that reflects the local landscape character, N1 and L1 LCA, must be used.

Lot 8 (AD Plant and Main Livestock Building) - Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath.

Site description & context

35. The layout and external form of the build structures remain unchanged. Nevertheless, we have identified key considerations outlined in the assessment section below, which should be taken into account as part of the proposal review.
36. As with Lot 9, the proposed site is located outside any settlement or BUAB, in a countryside location. As such, the proposals must demonstrate compliance with HDPF Policies 25 and 26.
37. PRow 1708 abuts the site's eastern boundary, running in a south-north direction towards Lot 9. As result, open views towards the site are available to and experienced by sensitive receptors within the countryside, who currently enjoy the surrounding rural and agricultural landscape.
38. The site is situated within the N1 LCA, sharing the relevant planning and land management guidelines listed above under point 13.
39. Existing access is currently via PRow 1708, which is also proposed to be re-routed further to the east of the site.

Assessment

40. While limited visual change is anticipated to be experienced from PRow 1708 as a result of the proposals, the development is likely to incrementally lead to increased activity within the countryside location, contrary to HDPF Policy 26. In particular, the proposed logistics and distribution use under Use Class B8 is likely to generate HGV movements and operational activity, which may result in adverse effects on the receiving landscape.

41. The additional light and noise pollution generated by the development and its associated use will detract from the tranquillity and sense of place of the rural countryside setting, over and above that experienced with the current use.

Design Considerations

42. If the change of use is justified, a robust mitigation strategy must be implemented to reduce likely adverse effects to the landscape character.
Not yet addressed. Outstanding and to be secured prior to determination
43. The tree survey submitted, does not include all trees and vegetation present on site, therefore the RPAs of the mature treeline on the western boundary are unclear. A comprehensive survey of all vegetation is essential to accurately assess the likely effects of proposals on existing landscape features. In the absence of this information, we are not confident that the drainage strategy and increased areas of hardstanding will avoid adverse effects on this treeline. RPAs must be respected unless there is clear and reasonable justification to encroach upon them. It is therefore recommended that these missing trees are surveyed and that the drainage proposals and site plan are revised accordingly.
We echo advice given by the Council's Arboricultural Officer, however no comments have been made in regard to the comprehensiveness of the tree survey. We therefore do not concur with the Landscape Rebuttal in that it was confirmed as adequate. We continue to request an accurate tree survey in order to establish the landscape baseline, which should be considered when designing the drainage and landscape strategies. Compliance with BS 5837:2012 5.3.1 must also be demonstrated. Outstanding and must be submitted prior to determination.
44. We note that the level of hardstanding remains consistent with the existing Site Wide Masterplan, but it has been extended within the proposed Site Layout Plan. The necessity of this extension is unclear, and we recommend it remains unchanged, as originally set out in the Site Wide Masterplan. This precautionary approach is advised to minimise impacts on fibrous rooting systems, which are critical to the health and long-term retention of the mature trees on the western boundary.
Not yet addressed. Advice. Closed.
45. The Site Wide Masterplan indicates a woodland area to the immediate south of the southern track, however this appears as a hedgerow and open field in the Site Layout Plan as Proposed. Please include the proposed woodland area in plan to demonstrate consistency with the Site Wide Masterplan, noting that woodland will be regarded as a positive mitigation measure in order to reduce adverse visual effects as experienced along PRow 1708 and the HWNL.
Irrespective of the illustrative nature of the Site Wide Masterplan, we continue to request robust mitigation and thus we recommend that this area is proposed to be woodland, or substantially treed at minimum. Outstanding and to be secured prior to determination.
46. As a result of the discrepancies identified in points 43-45, a revised drawing must be submitted, accurately portraying existing and proposed boundary vegetation, drainage and hard landscaping. Please note that the drainage strategy must consider an easement zone where tree planting is restricted, and should seek to retain the existing hedgerow on the southern boundary.
Not yet addressed. Outstanding and to be secured as a Pre-Commencement Condition.
47. Of particular concern is the absence of mitigation planting previously approved under references DISC/20/0293 and DC/19/1122. These planting proposals were specifically required to offset the adverse effects identified in application DC/15/183, and as such should be delivered in combination with the current proposals. We highlight the importance of tree planting along the bund and the inclusion of specimen Oak trees within the proposed hedgerow, both of which are essential to the mitigation strategy.
Not yet addressed. Outstanding and to be secured prior to determination.

48. As per Lot 9, due to the proximity of AW and the High Weald National Landscape, as well as the high degree of visibility afforded given its position within a valley and abutting PRoW 1708, this site is located within the setting of a dark sky sensitive area. Any lighting design details must ensure that light spill is prevented in order to retain the rural character of the local landscape and prevent indirect deterioration of key landscape features.

[We note comments within the Landscape Rebuttal and are happy to secure information via condition. Condition.](#)

49. While these specific details may be secured via condition, we would expect the following addressed within the proposals:

- a. A range of tree sizes proposed, including 20-25cm girth trees at key strategic locations to enhance the character of the area and contribute to the reduction of light pollution. [Point of note to be added to any landscape condition.](#)
- b. Given the available views from the PRoW and HWNL, and the proximity of AW, a planting palette that reflects the local landscape character area N1, must be used.
- c. Hardscaping materials should reflect the rural character of the location.
- d. Detailed SuDS information. We recommend the following:
 - i. The ground contouring, inlet and outlet design should be carefully considered to maximise the amenity value.
 - ii. Attenuation areas should be combined with variations in vegetation structure to ensure habitat diversity and landscape effect. These should be included within the planting schedule and their specific maintenance within the LMMP.
 - iii. We recommend that consideration is given to the use of blue green roofs including on ancillary structures such as bin and cycle stores. If proposed, we expect to see details within a plant schedule and specific maintenance within the LMMP.

Lot 2 (Stonehouse Business Park) - Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed.

Site description & context

50. Minor layout and building changes proposed. We highlight some key points below, which should be taken into account as part of the proposal review.
51. As per Lots 8 & 9, the proposed site is located outside of a settlement or BUAB, in a countryside location. The southern...n boundary abuts Handcross Rd, delineating the site from the adjacent High Weald National Landscape. As a result, proposals should demonstrate compliance with HDPF Policies 25, 26 and 30.
52. Occasional glimpse views are available from PRoW 1708, located further west within the wider landscape. As previously discussed, these views are experienced by receptors within the countryside, perceived in the context of the surrounding rural and agricultural landscape.
53. Views of the site are available from Handcross Rd, a verdant road predominately bounded by open fields, hedgerow and mature trees. Hedgerow oaks are a common feature along this road and in combination with the open, undeveloped fields contribute to the rural, countryside context. While the main focus of receptors on Handcross Rd will be on the road, the views afforded are read in line with the open, undeveloped nature of the rural surrounds of the HWNL.
54. This site is wholly situated within the N1 LCA, sharing the relevant planning and land management guidelines listed under point 13.
55. The existing site access from Handcross Rd is to be retained.

Assessment

56. Little to no visual change is anticipated to be noted from PRoW 1708 and Handcross Rd as a result of the proposals. We acknowledge that the commercial use is already present on site, however the proposals are likely to result in an increment of activity in the countryside location, subject to the type of businesses that will ultimately occupy the premises.
57. It is our judgement that the additional light and noise pollution would likely detract from the tranquillity of the High Weald National Landscape and sense of place of the rural countryside setting.
58. Furthermore, HDPF Policy 30 supports proposals within or close to the High Weald National Landscape that demonstrate no adverse effects on the natural beauty of protected landscapes.

Design Considerations

59. With the above in mind, minor modifications to the proposals and information is requested. This is to secure a better considered scheme that includes robust mitigation measures that reduce the identified adverse effects.
60. Please see point 26 for relevant guidance on conserving and enhancing the abutting National Landscape.
61. In addition, we recommend adherence to the planning and land management guidelines for the N1 LCA, which includes the conservation and enhancement of tree cover and hedgerow oaks.
62. High Weald National Landscape Dark Skies Planning Advice states that developments should be located away from dark sky sensitive areas, avoiding AW in particular. Lighting design details must ensure that light spill is prevented in order to retain the rural character of the local landscape and prevent indirect deterioration of key landscape features.
[Lighting details not submitted, however we acknowledge comments made within the Landscape Rebuttal. As such, we are satisfied to secure lighting details via a suitably worded condition, if the outstanding concerns are resolved, that satisfies the requirements of HDPF Policy 30 in regard to the abutting National Landscape. Condition.](#)
63. Submitted drawings and survey do not clearly differentiate between existing and proposed trees and vegetation, and contain discrepancies. For example, the site layout plan indicates a mature oak tree that has since been felled, resulting in increased visibility into the site from Handcross Rd. Existing vegetation must be detailed in order to establish the landscape baseline and design a suitable mitigation strategy.
[Not yet addressed. As per point 43, it cannot be inferred that the tree survey is adequate or comprehensive. Given the abutting National Landscape, we continue to request an accurately detailed plan of the southern boundary in particular. Outstanding and to be submitted prior to determination.](#)
64. We also note that the tree survey submitted has not surveyed all trees and vegetation on site. As above, an accurate baseline is required. The highlighted areas in yellow have not been surveyed:
[As above. Outstanding and to be submitted prior to determination.](#)



65. The mature oaks on the southern boundary are key landscape features within the character area and play a strategic role in their ability to partially screen the site from receptors on Handcross Rd as well as the adjacent High Weald National Landscape. Their retention and enhancement is therefore of upmost importance. To safeguard their longevity and to mitigate adverse visual effects exacerbated by recent tree loss, we request the following modifications:

- a. Replacement oak in lieu of the removed mature oak.
- b. Hedgerow planting to fill gaps in existing hedgerow.

Not yet addressed. Outstanding and to be secured prior to determination.

66. While details may be secured via condition, please note that we will expect to see the following information included:

- a. A range of tree sizes proposed, including 20-25cm girth trees at key strategic locations to contribute to the LCA and minimise light pollution. **Point of note to be added to any landscape condition.**
- b. Given the abutting High Weald National Landscape, the proposed planting palette should reflect the N1 LCA.
- c. Hardscaping materials, noting that they should, where possible, reflect the rural character of the location.
- d. Detailed SuDS information. We recommend the following:
 - i. The ground contouring, inlet and outlet design should be carefully considered to maximise the amenity value.
 - ii. Attenuation areas and swales should additionally be combined with variations in vegetation structure to ensure habitat diversity and landscape effect. These should be included within the planting schedule and their specific maintenance within the LMMP.
 - iii. We recommend that consideration is given to the use of blue green roofs are introduced to ancillary structures such as bin and cycle stores. If proposed, we expect to see details within a plant schedule and specific maintenance within the LMMP.

RECOMMENDED CONDITIONS: If you're minded to recommend the application for approval without the concerns addressed above please get in touch as specific conditions will be required.

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

1. Advanced Planting

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until the details of proposed planting [along the southern boundary of Lot 9 (Jackson's Ridge)] considered as areas suitable for advance planting, are submitted to and approved in writing by the Local Planning Authority. Confirmation of the delivery of these landscape works shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure identified adverse visual effects are satisfactorily mitigated, including during construction, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

2. Underground Services

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3. Sustainable Surface Water Drainage

Pre-Commencement Condition: No development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

4. 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:

- Details of all existing trees and planting to be retained and removed.
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names. A range of tree sizes proposed, including 20-25cm girth trees at key strategic locations.
- Coordination of planting plans with ecological enhancement measures set out in the Ecological Impact Assessment by CSA Environmental, dated 30/07/2025 and the Habitat Management and Monitoring Plan by CSA Environmental, dated 17/04/2025.
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment

- Supplier information for plant stock – only locally-sourced planting stock should be used in proximity to Ancient Woodland and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock
- 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 and cycle stores – including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, retaining walls, banking etc - including cross sections where necessary

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).

5. Landscape Management and Maintenance Plan

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6. External Lighting/Floodlighting

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a detailed lighting scheme shall has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

In addition, the design shall be based on guidance from SDNP Dark Skies Technical Advice Note Version 2 and The Bat Conservation Trust guidance note 08/23, and include the following:

- 3000Kelvin or warmer
- 500 Lumens or below
- Where appropriate, use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.
- Horizontally mounted luminaires with no light output above 90° and/or no upward tilt

The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

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For plant stock used in proximity to Ancient Woodland, please ensure only locally sourced planting stock is used from suppliers of accredited UK Sourced and Grown stock, in accordance with Woodland Trust guidance. Supplier information must be made available upon request.

Chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on AW and the protection of its ecological features.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	06/06/2025 21/08/2025 23/09/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	02/07/2025 26/08/2025 24/09/2025