



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sir Roberts Farm Goose Green Lane Goose Green West Sussex
DESCRIPTION:	Demolition of existing dwelling and erection of a replacement four-bed barn style dwelling with detached garage.
REFERENCE:	DC/25/0040
RECOMMENDATION:	Advice / More Information No Objection
SUMMARY OF COMMENTS & RECOMMENDATION: 2nd set of comments in blue A tree protection plan has been submitted, indicating that no tree removal is expected. The proposed access is to be constructed using a no-dig method within the root protection areas. While some concern remains with the long-term retention of this important landscape feature, we note the tree officer considers the proposed approach acceptable. On this basis, we are satisfied that the landscape character and visual amenity of the area is likely to remain at a level comparable to the fallback position as described below. However, please note that the details indicated below will still need to be secured by condition. No concerns are raised with the principle of the replacement of 1no. dwelling or likely effects on the visual amenity and character of the area, given the site's planning history and fallback position. However, we seek clarity on the amount of vegetation removed and location of access road in relation to the existing vegetation belt, as this could exacerbate the adverse effect of the development on the character of Goose Green Lane.	
MAIN COMMENTS: 1. Notwithstanding the planning history, the site remains located in a countryside location and sits within the Landscape Character Area (LCA) J2 - Broadford Bridge to Billingshurst, of the Horsham District Landscape character assessment. Planning and Land Management Guidelines for J2 recommend to: <ul style="list-style-type: none">• <i>Conserve the mostly rural character of the area.</i>• <i>Ensure any appropriate new development responds to the historic settlement pattern and local design and materials. Such development should be well integrated with the surrounding landscape by setting it within the existing pattern of small native woodlands, hedgerows and shaws.</i>• <i>Conserve existing woodlands, shaws and mature hedgerow trees.</i> In addition, <i>large scale housing or commercial development and large scale farm buildings</i> are seen as key sensitivities to the LCA.	

2. The proposals replace a modest dwelling with a significantly larger built form, which is likely to give rise to incremental adverse effects on the landscape character. However, and acknowledging the fallback schemes approved under DC/24/1295 and DC/24/1664, we are of the view that any adverse effects arising from the proposals are not over and above the fallback position.
3. Notwithstanding, the existing tree belt along Goosegreen Lane/B2133 is a representative characteristic of J2 LCA and is significant to both the immediate character and the ecological function of the area, therefore its retention and longevity must be safeguarded. Clarification is sought as to the extent of vegetation clearance required for the proposed access. A tree survey indicating trees to be retained and removed, as well as RPA's must be submitted to demonstrate that the visual amenity and character of the area as appreciated from the Lane remains intact.

RECOMMENDED CONDITIONS:

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 trees and planting that are:
 - Existing
 - To be retained
 - To be removed
- 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 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:	10/02/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	12/02/2025 04/07/2025