



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 18 December 2025
Our ref: 12491

For the attention of: Hannah Darley

Application ref: DC/25/1899
Location: Land To The South of Amberley Close Playing Fields, Rowlands Road, Horsham RH12 4LH
Proposal/Description: Erection of 1no single-storey detached self-build / custom-build dwelling with associated works.

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.

Summary

Not supportive on landscape grounds	<input checked="" type="checkbox"/>
No landscape objection, subject to attached recommendations and/or conditions	<input type="checkbox"/>
Further information required prior to determination	<input type="checkbox"/>
No landscape comments / does not wish to comment	<input type="checkbox"/>

Site Context

The site lies to the southwest of public open space by Amberley play area, behind properties along north of Rowlands. The site is of small scale and consists of amenity grass. It is open to all boundaries and overlooked by residential properties to the east, south and west. The northern boundary is open and looks into the public open space (POS) to the north. The site is located with the Horsham built up area boundary.

There are two pedestrian routes along the east and west feeding into the adjacent residential properties. There is no vehicular access into the site.

Review of the proposal/submitted information

The proposal is for the erection of a single detached bungalow. The single storey design seeks to minimise impact on the surrounding area.

In terms of consistency with settlement pattern and scale, the proposal is considered appropriate as it follows the existing development edge to properties to the south of the POS.

Although the site is privately owned, it is perceived as part of the green public open space and is overlooked by adjacent properties. Infill development on this site would result in the loss of amenity space and amenity value, with a detrimental effect on the surrounding properties. Additionally, the quality of the public realm would be reduced due to the loss of open space and active frontage design.

The existing built form provides an active frontage, delivering acceptable levels of passive surveillance to the POS. The proposed development will alter this arrangement and remove passive surveillance.

The proposals include mature hedging to provide soft boundaries around most of the site boundaries. While this is welcomed, concerns regarding passive surveillance and loss of amenity space remain.

The proposed wall to the southern boundary is not opposed, however, we recommend incorporating hedging alongside the boundary wall to soften the southern elevation. No material has been specified for the wall, but we expect this to be brick.

Summary

We acknowledge that the site is privately owned and that the proposal is generally consistent with the surrounding settlement pattern. The proposed height and scale of the new building have been designed to limit visual impact.

However, the site is currently perceived as part of the adjacent public open space and is overlooked by nearby properties. Development would reduce the existing open character, result in the loss of amenity space, and alter the quality of the public realm. The current layout provides passive surveillance of the open space, which would be diminished by the proposed scheme.

Boundary treatments, including mature hedging and a wall, offer some visual mitigation and will soften the elevations fronting the existing residential properties, though concerns regarding reduced amenity and surveillance remain.

Recommended Conditions:

If minded for approval, we would recommend the following conditions for your consideration:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUBMISSION OF LANDSCAPE DETAILS

Prior to commencement of landscape works hereby approved, details comprising plans and particulars shall be submitted to the Local Planning Authority showing precise details of the proposed hard and soft landscaping which shall form part of the development hereby permitted. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall show the existing trees, shrubs, and hedgerows on the site where to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. Plans should include details of:

- A specification of soft landscape works, include a schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted.
- Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.
- Paved or otherwise hard surfaced areas including the extent and specification for footways and kerbing, together with the type and specification of all permeable paving and asphalt surfaces.
- Existing and finished levels shown as contours with cross-sections, if appropriate.
- Specification of all means of enclosure and all boundary treatments between individual plots, all boundary treatments around the perimeter of the site.

Such details as may be agreed, shall be implemented in their entirety during the first planting season (October to March inclusive) following approval, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

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.