



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Home Farmhouse Cowfold Road Coolham West Sussex
DESCRIPTION:	Conversion and extension of a redundant agricultural barn to form a residential dwelling with change of use of land from agricultural to residential to form a curtilage to the dwelling.
REFERENCE:	DC/25/0114
RECOMMENDATION:	No Objection / Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>Little visual change is anticipated to be noted from the proposals as seen from existing public rights of way (PRoW) in the wider network and from Cowfold Road. The scale is also considered acceptable in the countryside location and reflective of the existing vernacular, therefore proposals are not considered to give rise to unacceptable landscape character and visual effects.</p> <p>Notwithstanding the above, key landscape features lie within the proposed curtilage, such as the pond, mature trees and hedgerow. Removal of these features will give rise to adverse effects on the landscape character and immediate landscape context, and their retention must be safeguarded in line with Policies 26 and 33 of the HDPF.</p> <p>Any future proposals must therefore demonstrate no loss or deterioration of these landscape features, and where possible that these will be enhanced. In addition, external lighting must be absent or restricted in order not to detract from the tranquillity and sense of place of the rural countryside setting. We recommend these details are secured by condition as below.</p>	
MAIN COMMENTS: N/A	
RECOMMENDED CONDITIONS:	
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 lower
- 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).

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
- 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

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:	06/03/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	10/03/2025