



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 19 December 2025
Our ref: 09838

For the attention of: Sam Whitehouse

Application ref: DC/25/1269
Location: Land North of Guildford Road Bucks Green Rudgwick West Sussex
Proposal/Description: Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be 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.

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"/>

This review is based on a desktop study with a site visit of the above-referenced application and its submitted documents. Our previous comments are dated 10/10/2025. Our Landscape comments are as follows:

Review of the submitted information:

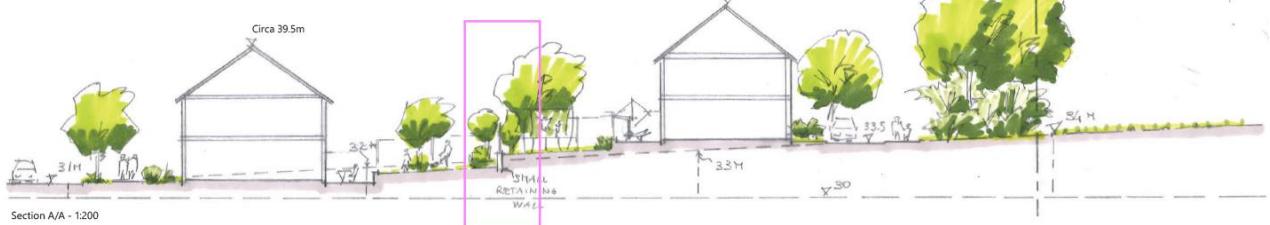
In response to para 1.1.4 of the Landscape Statement, we reiterate our reference to the Strategic Policy HA14 wording which states: "*In addition to meeting national and Local Plan requirements, development will be supported where proposals: Are limited to the southern part of the site as shown on the Policies map, with an agreed landscape treatment in the northern part of the site to minimise landscape impacts;*" The proposals, regardless of their

impact, are not limited to the southern portion of RD1 allocation site or the Application Site and therefore is not in line with Policy RD1.

For clarity, we have responded to comments within Table 1:

Scarp Response	PS Response
The LVIA assessment of landscape and visual effects has been updated to include consideration of effects at construction stage (Appendix A to this Landscape Statement)	Welcomed
The updated assessment in Appendix A provides a more in-depth assessment of effects on the physical landscape and on landscape character for both the site and the surrounding landscape. Summary tables have also been provided to more easily understand how assessment judgements have been reached in accordance with GLVIA3.	Welcomed
The grouping of visual receptors according to their geographical relationship to the site (north, east, south and west) is an appropriate approach. All visual receptor groups within each geographical area are identified (road users, users of playing fields, users of recreational footpaths residents, etc). Summary tables have now been provided to help clarify the findings.	Summary tables are welcomed. Regarding Table A4: Summary of Visual Effects at the Operational Stage. We note 'Users of Public Footpath 1386' have been judged to Major-moderate adverse (year 1) and Moderate adverse (Year 15). Narrative to detail the reduction of effects is set out in the effects column. We recommend the submission of Type 3 photomontage to illustrate how the proposed mitigation will reduce effects to meet the written narrative.
The Place Services description of views (well-wooded agricultural pastureland) reflects the description in the LVIA (pasture fields seen against a backdrop of woodland with housing at relatively low level). Whilst the views of the Bucks Green settlement edge are limited from representative viewpoints 1 and 2 (located at 490m and 320m from the site respectively), settlement edge buildings are prominent from viewpoint 3, which lies approximately 200m from the site. The key point is that these views	Our site visit of viewpoints 1 and 2 evidenced scattered partial roof tops which present as scattered farmstead type views within the well wooded landscape opposed to established settlement edge. Irrespective of RD1 allocation, the baseline remains extant.

<p>illustrate a settled rural landscape and that recreational footpath users are well aware that they are approaching the settlement – this situation would apply for a minimum of 60 homes associated with Site RD1 or for up to 90 homes associated with the Application Site.</p>	
<p>A section through the northern site boundary has been prepared to demonstrate that the level of visual integration can be achieved a through provision of a native tree/shrub belt, as identified on the Green Blue Infrastructure Parameter Plan. The proposed tree/shrub belt would be approximately 9.5m high by Year 15. The proposed two storey housing (typically 9m high) would be set well back from the proposed tree/shrub belt and would be located downslope from it. The vegetation belt would provide for a dense arrangement of mature trees and understorey shrubs with a strong visual presence (see Appendix B for precedent image). The proposed vegetation would be subject to the management objectives and prescriptions set out in a Landscape Management Plan, which Place Services has requested be provided as part of a reserved matters submission.</p> <p>Any new housing on the northern edge of Bucks Green will inevitably be noticeable in the short term. The proposed provision of large-scale trees with understorey shrub planting would enclose (summer months) or filter (winter months) views of the new built form by Year 15, whether for the minimum of 60 homes associated with Site RD1 or for up to 90 homes associated with the Application Site.</p> <p>The proposed tree/shrub belt would provide a clearly defined and well-vegetated edge for the expanded settlement. The local landscape is characterised by lines of mature</p>	<p>We welcome the provision of Section AA (Dwg. SSA-01 Rev P3). This identifies approximately 7m landscaped buffer in the location of the section. The Landscape Masterplan (Dwg. 2164_SCARP_ZZ_GF_DR_L_00100) shows this buffer planting central on the red line boundary and close to the proposed footpath. Our concerns regarding the width of this buffer remain extant where there is risk of the buffer being potentially heavily managed on the outside with agricultural machinery and on the footpath side for access which could affect the contribution towards screening.</p> <p>Notwithstanding this, Strategic Policy HA14 states that <i>“an agreed landscape treatment in the northern part of the site to minimise landscape impacts”</i> It is worth reiterating that the northern part of the allocation site referenced in the Policy is completely developed in the application proposals where landform is more elevated as shown in Section AA. The allocation boundary would pass through approximately the area indicated in pink below. The proposals can be seen located on higher ground.</p>

<p>trees and the proposed tree/shrub belt would be in character with these existing landscape features, thereby minimising landscape impacts in accordance with Strategic Policy HA14.</p>	
 <p>Site Location - 1:2000</p>  <p>Section A/A - 1:200</p> <p>A detailed architectural section drawing showing two buildings. The first building is labeled 'Circa 39.5m' and the second is 'Circa 42m'. A pink rectangular box highlights a 'SMALL RETAINING WALL'. The drawing includes a scale bar from 0 to 20m and a north arrow.</p>	
<p>The updated assessment in Appendix A provides, as requested, separate assessments of visual effects at both Year 1 (winter) and Year 15 (summer).</p>	<p>Welcomed</p>
<p>An amended Land Use Parameter Plan has been prepared to clearly define the extent of the 2.5 building height zone in the central part of the site.</p>	<p>Welcomed</p>
<p>This issue is considered in Section 3.0 below.</p> <p>Para 3.1.4 of the response states that the site <i>“has a relatively high capacity to accommodate new housing compared to the overall landscape capacity for the whole of Area RW1 as it would, using the study assessment criteria, “avoid extending onto the higher and more open land beyond””</i></p>	<p>Section AA identifies the sprawl of development onto the higher ground.</p>
<p>Para 3.1.5 states: <i>The landscape and urban design studies undertaken to inform the emerging masterplan for the Application Site identified, at an early stage, that there would be no tangible harm in landscape and visual terms arising from a northward extension of Site RD1.</i></p>	<p>Para 3.2.1 of the response acknowledges that the site <i>“was included as a proposed housing allocation in the Regulation 18 Local Plan, 2020 (then known as Site SA574).”</i> Appendix D ‘Assessment for Site SA574’ of the Landscape response identifies the sensitivity to the northern portion of the site. For clarity see highlighted extract</p>

	below.
<p>Environmental Considerations:</p> <p>Landscape: The landscape character of this site is relatively open, particularly to the north. This would generate a more urbanised landform, and may create pressure on land to the north for further development. This would not relate well to the existing linear development pattern, which characterises both Rudgwick and Bucks Green. Any development would need to respect the existing linear development pattern and avoid extending onto the higher and more open land beyond.</p> <p>Biodiversity: If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required. This will include an appropriate</p>	
<p>Para 3.1.7 states: <i>"However, the focus of the response is on (1) their interpretation of Policy HA14 with regard to what constitutes the southern and northern parts of the site and (2) the boundaries of a draft allocation rather than considering whether any landscape or visual harm that would arise from the provision of additional homes on a slightly larger site."</i></p>	<p>Relating to (1), it is our interpretation that northern and southern 'parts' of a site implies more than a 7m buffer.</p> <p>Relating to (2) our comments stated concern regarding building heights and efficacy of proposed mitigation on the northern boundary, indicating our concern of 'harm' arising as a direct result of the additional homes on the extended site. For clarity we reiterate:</p> <p><i>"We have concerns regarding the ridgelines of the proposed new dwellings to the north of the site given that that the topography of the site raises towards this boundary and the proximity of the built envelope to the boundary as it extends onto this elevated part of the site"</i></p> <p>Our comments on section requested are above.</p>
<p>The Green Blue Infrastructure Parameter Plan provides the opportunity to provide a strong framework of multi-functional greenspaces.</p> <p>The Indicative Landscape Masterplan illustrates one way in which the proposed green infrastructure, including play areas, play on the way, recreational footpaths SuDS basins, accessible SuDS features and vegetation groupings could be designed.</p> <p>This potential concern about the relationship between children's play and SUDS can be</p>	<p>Agreed this can be dealt with at Reserved Matters providing the depth of the basin allows for multi-functional use. This will be impacted by the parameters approved at Outline stage.</p>

addressed at reserved matters stage.	<p>The access road to field 2 would require the removal of two Category U trees of relatively small size compared to their neighbours (Tree 44, an oak) and Tree 45, an ash), not “a large section of vegetation”. The tree line would remain as a strong historic landscape feature.</p> <p>The Indicative Landscape Masterplan in Appendix C has been updated to illustrate how replacement and supplementary tree planting could be provided to close the gap post construction, and strengthen the structure of the tree line.</p> <p>The AIA identifies the removal of Cat. C G4+ (c.19m and c.4.5m sections) for the access road and footway. Clarification is required.</p>
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Summary:

Overall, there are fundamental concerns that have not been satisfactorily addressed including the encroachment into the countryside and the visual impact from recreational users of the PRoW network to the north.

We are unable to support this application in terms of significant landscape/visual effects that have not been effectively mitigated and therefore are not fully compliant with Policy 26 and Policy 25 of the The Horsham District Planning Framework (2015) and Strategic Policy HA14; Strategic Policy 13 and Strategic Policy 14 of the emerging Horsham District Local Plan 2023-2040 Regulation 19.

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.