



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 7 October 2025
Our ref: 09898

For the attention of: Bethan Tinning

Application ref: DC/25/1439
Location: Lower Perryland Farm, Basing Hill, Access Road Dial Post
Proposal/Description: Demolition of existing agricultural barns and erection of 3no. residential dwellings, with associated car ports, landscaping and parking

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 type="checkbox"/>
Supportive subject to attached recommendations and / or conditions	<input checked="" 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 without a site visit of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

Site Context

The site is located to the west of Dial Post and comprises a traditional farmhouse and agricultural outbuildings set within a generous rural plot. The surrounding context includes a mixture of residential and agricultural land uses, with detached homes situated nearby. The site is accessed via existing vehicular access to existing off of the A24. There are no landscape designations or Public Rights on Way within the site or nearby.

The Horsham Landscape Character Assessment identifies the site within the landscape character area J2: Broadford Bridge to Billingshurst Farmlands. Key characteristics are flat to gently undulating landscape, many scattered woods and copses, mostly small scale patterns of fields with a strong sense of enclosure, small historic farms and some small scale ribbon development along lanes, local mix of traditional buildings materials, including some sandstone and Horsham stone roofing, brick and tile, and weatherboarding.

The Planning and Land Management Guidelines refers to:

“Ensure 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. Encourage planting of small woods, respecting existing field patterns. Restore hedgerows.”

Review of the proposal/submitted information

The proposal comprises the demolition of redundant, derelict agricultural buildings and their replacement with three detached two-storey dwellings, each accompanied by a double car port and private garden.

A Landscape and Visual Appraisal (LVA) has been submitted to accompany this application, and we find the assessment and conclusions appropriate. The site is already developed, and we would agree with the LVA that development on site would constitute a low magnitude of change to landscape receptors of value. Although the development will incur in a change in character from agricultural to residential, the surrounding immediate context includes residential development in the form of detached properties. The proposed dwellings have been designed to reflect the existing farmhouse and local design and material. The LVA includes recommendations to minimise the effects of the proposed development on the dark night sky which are welcome.

While we do not dispute the findings within the LVA, we note that the site's red line boundary was omitted from the baseline mapping. Including this would have aligned more closely with best practice and enhanced clarity. Furthermore, the inclusion of site photography would have been beneficial providing valuable visual context.

The site contains a variety of landscape features, and the proposals demonstrate the intention to retain and protect much of the existing vegetation. Additionally, new planting is proposed, including hedgerow, native scrub and tree planting. The Proposed Landscape Plan (0901 P03) shows the vegetation to be retained and the new landscaping proposals to strategic level. We welcome the sensitive approach to plot boundary treatment using wooden post and rail fencing and new hornbeam hedgerow planting. While we acknowledge the need for vegetation removal along the eastern boundary, we recommend avoiding the use of angular geometry and instead a more organic boundary alignment.



Recommended Conditions

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

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD AND SOFT LANDSCAPING SCHEME

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any 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.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roofs, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

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.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN (LMP)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

- a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded.
- b) Written Specification detailing:
 - All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.

- All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.
- Furniture (Bins, Benches and Signage) and Play Equipment.
- All operations and procedures for soft landscaping to SuDS features; inspection of linear drains, basins and swales, removal of unwanted vegetative material and litter, including inlets and outlets.

c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

d) Mechanism for monitoring and review of the management plan and operations.

Reason - To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic.

Summary

The site is already developed, and the proposals seek to replace the existing agricultural buildings with residential development of similar scale and appearance of the existing dwellings, with local design and materials. This approach reflects the Planning and Land Management Guidelines of the Landscape Character Area of the site and its surrounds. The proposed landscape strategy includes new hedgerows, which contributes positively to the local landscape character, alongside native scrub and other habitat enhancements to improve on-site biodiversity.

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.