



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 18076
Date: 26 May 2026

For the attention of: Alice Johnson

Application ref: DC/26/0585
Location: Land at Station Road Warnham West Sussex RH12 3SR
Proposal/Description: Outline application for the erection of approximately 24 residential dwellings, with all matters reserved except for access.

Thank you for consulting with Place Services on the above 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	☐
No landscape objection, subject to attached recommendations and/or conditions	☐
Further information required prior to determination	☒
No landscape comments / does not wish to comment	☐

This review is based on a desktop study of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Site Context

- 1.1. The site is located on the northern side of Station Road and is accessed via existing route on the eastern extent. The boundaries of the site are defined by existing woodland and the site itself comprises grassland with mature trees and vehicle trackways, outbuildings and accompanying paraphernalia. The wider landscape consists of existing cottages on the southern boundary; commercial yard to the east and railway beyond. Public Right of Way (PRoW) footpath WAR-1574 follows along Station Road and crosses the railway.

2.0. Planning Policy Context

- 2.1. The site area is outside of the proposed amended Built-up Area Boundary under the Horsham District Local Plan 2023-2040 Regulation 19 and the Warnham Neighbourhood Plan.

- 2.2. The proposals should have regards to the Policies within the Horsham District Planning Framework (HDPF, 2015) Policy 26: Countryside Protection, Policy 31: Green Infrastructure and Policy 33 with regards development principles.

3.0. Review of the proposal/submitted information:

- 3.1. The site is located within the Low Weald National Character Area, LCA LW8 Northern Vales of the West Sussex Landscape Character Assessment and LCA P1 of the Horsham Landscape Character Assessment.
- 3.2. The proposed access requires the removals of trees including Cat C Scots Pine (T5, T6), Cat B Hedgerow (H1) and two groups (G2, G3). Policy W5: Design of residential development of the Warnham Neighbourhood Plan (WNP) states that *“Proposals for residential development, including redevelopments, will be supported subject to the following criteria being met, where appropriate: b) they provide high quality boundary treatment including the retention and enhancement, of established hedgerows”*. In addition to this, Policy W8 Public Car Parking of the WNP (Figure 7.3) proposes a new access made further east of the site to the south of Station Road to facilitate a public car park. We query the cumulative impact on the character of Station Road and raise concerns regarding the incremental erosion of the rural attributes provided by the verdant edges of Station Road. This landscape and visual sensitivity is recognised as a key issue within the West Sussex Landscape Character Assessment.
- 3.3. We also raise concerns regarding the removal of 4no. Cat B trees (T1-T4) to facilitate the proposed layout, as indicated on the Tree Location Plan within the Arboricultural Constraints Survey, although the plans are not annotated which is unclear. Existing and proposed trees including removals should be indicated on any submitted landscape plans.
- 3.4. While the provision of Public Open Space on the perimeter of the site is an acceptable response to the sensitive edges, rear gardens face onto this and is not considered safe practice. Horsham District Council guidance emphasises the importance of passive surveillance and visibility in open space design. The Inclusive Spaces Guide requires play and leisure spaces to be located close to pedestrian routes “to enable informal surveillance” and designed with “good lines of sight and openness” so that users can “see and be seen”. Spaces should also be well-used and integrated with active routes and local amenities, reinforcing that natural surveillance through activity is a key safety principle.

4.0. Summary

- 4.1. Although layout is considered a reserved matter, we request fundamental revisions are made to the access and layout holistically, in order to retain and enhance landscape fabric of site.

Please 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.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

