



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15180
Date: 11 March 2026

For the attention of: Hannah Darley

Application ref: DC/26/0271
Location: Sussex Topiary Naldretts Lane Rudgwick Horsham
Proposal/Description: Permission in principle for the erection of up to 9no. self-build park homes

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 without a site visit of the above-referenced application and its submitted documents. We have previously commented on neighbouring site DC/24/1502 dated 07/11/2024 which we concluded to not be supportive of from a landscape perspective. Our Landscape comments are as follows:

1.0. Site Context

- 1.1. The application site comprises a paddock south of Bucks Green and is accessed via Naldretts Lane. The site's Red Line Boundary (RLB) includes an access off Naldretts Lane and the boundaries are largely defined by mature vegetation. The wider landscape boundaries of the land parcel are also well vegetated. The wider landscape comprises static caravans to the southwest within the same enclosure.
- 1.2. Public Right of Way (PRoW) Restricted Bypass 3715 is located along the western boundary of the wider parcel. Footpath 1374 is accessed off Naldretts Lane to the east.
- 1.3. Deciduous woodland Priority Habitat is located to the north along Naldretts Lane and Grade II listed buildings; NALDRETT FARMHOUSE (1194712), WARHAMS COTTAGE (1026978) and WARHAMS (1194707) are located to the northeast.



2.0. Planning Policy Context

2.1. Horsham District Planning Framework (HDPF) (2015)

The following policies are considered relevant to this application: Gypsy and Traveller Accommodation (Policy 23); Environmental Protection (Policy 24), District Character and the Natural Environment (Policy 25), Countryside Protection (Policy 26) and Green Infrastructure and Biodiversity (Policy 31).

2.2. Rudgwick Neighbourhood Development Plan (RNDP) (2021)

- 2.3. The Neighbourhood plan objectives include *“To ensure that future development is consistent with the largely rural character of the Parish”* and *“To promote good design that is consistent with the character and heritage of the Parish”*.
- 2.4. Policy RNP1.2 states that: *“All development, regardless of its location or whether it is allocated for development, should be designed to: a) maintain the settlement pattern in the parish and avoid the coalescence of the individual settlements. b) avoid the diminution of a settlement’s individual identity and actively respond to its built pattern.”*
- 2.5. Policy RNP8.2 states that: *“Irrespective of their location, the scale and massing of new developments should respect the character and appearance of the surrounding built and natural environment.”*

3.0. Review of the proposal/submitted information:

- 3.1. The site falls within Landscape Character Type G: Wooded Small-Scale Farmlands, Landscape Character Area (LCA) G3 – Slinfold and Five Oaks Wooded Farmlands of the Horsham District Landscape Character Assessment (2003). This character area is described as strong rural character comprises irregular pastures enclosed by woodland.
- 3.2. The site and its context largely reflect key characteristics which includes: small hedge pastures, historic farmsteads dispersed along winding lanes and largely rural character. The Character Assessment also describes an overall high sensitivity to change owed to its many landscape qualities and rural character. Key sensitivities include cumulative impact of small-scale change. Management guidelines include to *“conserve rural undeveloped character and consider the cumulative impact of small-scale change.”*
- 3.3. The proposed development is located in close proximity to an existing static caravan settlement and the approved DC/24/1502. Development of the site would therefore contribute to the cumulative urbanising impacts on the rural nature of the site. Policy 23 of the HDPF states that for Gypsy and Traveller Accommodation, *“The development will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties and is sensitively designed to mitigate any impact on its surroundings”*.
- 3.4. The application has not been supported by a Landscape and Visual Appraisal (LVA) to demonstrate that the application does not have unacceptable landscape and visual impacts, though we have made the professional judgement that the given the intimate enclosed nature of the site, visual impact will likely be limited.

- 3.5. The Planning Statement provided is formatted in such a way that makes it difficult to understand the proposals in detail. We request any information submitted to be provided in a clear and concise document to avoid misunderstanding of the application in question. The Site Plan (DWG. PRR1) provides some indication towards layout and landscaping.

4.0. Summary

- 4.1. The principle of development is not considered to be in line with District and Local Policies where Policy 23 requires any development to not have unacceptable impact on the character and appearance of the landscape; a key characteristic of LCA G3 is small hedge pastures, historic farmsteads dispersed along winding lanes and largely rural character as previously stated. Management guidelines include to *“conserve rural undeveloped character and consider the cumulative impact of small-scale change.”*
- 4.2. We consider the proposals are incremental development which is not respectful of the character and appearance of the surrounding built and natural environment. This further contradicts Policy RNP8.2 of the Rudgwick Neighbourhood Plan. The proposals are located outside of any defined built-up area boundary and is therefore located in the open countryside, where the provisions of HDPF Policy 26 apply.

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.