



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 16752
Date: 23 April 2026

For the attention of: Daniel Holmes

Application ref: DC/26/0383
Location: Priory Fields Monastery Lane Storrington West Sussex
Proposal/Description: Erection of a gardeners cottage and garage.

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	☐
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. Our Landscape comments are as follows:

1.0. Site Context

- 1.1. The Site is located to the south-west of Storrington, and forms part of a larger grassland paddock. South Downs National Park is located close to the south of the site, adjacent to the wider grassland parcel. Matt's Wood is located to the eastern edge of the site. Kithurst Lane forms the northern boundary, which separates the site from the residential edge of Storrington. A Public Right of Way (PRoW) runs along the northern boundary of the site along Kithurst Lane.

2.0. Planning Policy Context

- 2.1. Within the Horsham District Planning Framework (2015), the following policies are considered relevant:
- Environmental Protection - Policy 24
 - District Character and the Natural Environment - Policy 25

- Countryside Protection - Policy 26

2.2. Within the Storrington Sullington and Washington Neighbourhood Plan (Made 2019), the following policies are considered relevant:

- Policy 8: Countryside Protection
- Policy 14: Design
- Policy 15: Green Infrastructure & Biodiversity
- Policy 16: Local Green Spaces

3.0. Review of the proposal/submitted information:

Landscape and Visual Technical Note

- 3.1. A Landscape and Visual Technical Note (LVTN) undertaken by Huskisson Brown Associates has been submitted to accompany the application. We note that the LVTN was produced in March 2020, reflecting a site visit undertaken in 2019 and 2020. We would have expected the submitted LVTN to be updated to reflect the proposals submitted under this application reference.
- 3.2. The red line boundary (RLB) differs between submitted documents. The Location Plan comprises the access and small developed parcel to the north-east corner of the field, whereas the LVTN refers to the site as the two parcels of grassland paddocks. Continuity across all submitted documents is important for clarity and understanding the area where development can be secured.

Landscape Character

- 3.3. Within the Horsham District Landscape Character Assessment (2003), the site is located within the D1 Amberley to Steyning Farmlands Landscape Character Area (LCA). Key characteristics of this LCA include; the varied patchwork of arable and pasture farmland, irregular shaped and sized fields and sunken lanes.
- 3.4. The proposed development introduces a new dwelling and associated garage into a grassland field, adjacent to an existing barn storage building. The existing access at Priory Fields will also be utilised to gain access to the development site.
- 3.5. Along the southern edge of Kithurst Lane, other residential development already exists in varying layouts and arrangement. The LVTN acknowledges that there will be an “*inherent loss of rural landscape resource*” (Para 4.11). Based on the surrounding context, we do not consider that the effects of the single-storey dwelling in this location will be substantially adverse on the landscape character.

- 3.6. We do however note that given proposed use, that other residential paraphernalia is likely to be situated around the proposed dwelling. The proposals will result in localised landscape impact to the site and immediate context, however this is fairly limited.

Visual Amenity

- 3.7. Views are available towards the application site from Footpath 2662 which runs to the south of site. However, the proposed development will be seen in context with other individual dwellings situated along Kithurst Lane to the south of Storrington. The proposed single-storey dwelling will also be less prominent than the other surrounding two-storey dwellings and is set back from the valley side slope behind the retaining wall.
- 3.8. The wider parcel in which the site sits is largely enclosed by surrounding vegetation, limiting available views of the proposals. Close-distance views from Kithurst Lane are largely screened by existing vegetation along this boundary.

Mitigation

- 3.9. Para 4.27 of the LVTN provides a list of landscape proposals designed to mitigate the effects of the development. Based on this information and the submitted Landscape Drawings and Elevations, we have the following comments.
- 3.10. We welcome the proposed setback from the southern woodland and the South Downs National Park, reducing the encroachment of development further into the countryside and down the valley side. A 'strong woodland buffer' is also proposed in the LVTN, which is a welcome addition which supports the guidance within the LCA, and also contributes to the containment of the site. However, we refer back to our previous concern with the RLB and whether these proposals could be secured. The strong woodland buffer would need to be within the RLB; however the Location Plan indicates that the development site is limited to a small area on the northern part of the wider grassland parcel.
- 3.11. "*Additional tree cover, hedgerows and scrub planting*" (Para 4.27) is also welcomed and proposed, however the above issue is also relevant here.
- 3.12. We also note that the Layout Plan does not include details of these proposals, which should be submitted.
- 3.13. Confirmation is needed that the proposed development is located outside of the root protection areas (RPA) of the retained trees surrounding the site. The proposals should be overlaid a Tree Protection Plan.

- 3.14. A 0.5m retaining wall is proposed on the southern edge of the proposed patio associated with the dwelling. Details of the proposed retaining walls will need to be submitted alongside the Landscape Condition.

4.0. Summary

- 4.1. From a landscape perspective, we judge that the proposed development can be accommodated in this site within substantial adverse effects.
- 4.2. We query the proposed red line boundary, which differs between the Landscape and Visual Technical Note (LVTN) and the Layout Plan. Some mitigation proposals indicated within the LVTN are outside the RLB on the Location Plan; the proposed mitigation would be welcomed within the submission, and therefore clarification is required to seek securement of this planting.
- 4.3. We advise the following Landscape Condition is considered.

5.0. Recommended Condition(s):

- 5.1. 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 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, and built features. 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.

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.

