



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 14036
Date: 02 April 2026

For the attention of: Daniel Holmes

Application ref: DC/25/2114
Location: Land at 519396 111237 Church Farm Walk Upper Beeding
West Sussex
Proposal/Description: Erection of 4 No. detached dwellings with associated amenity
space, car parking spaces, detached carports, access road
and other associated infrastructure.

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.

1.0. Review of the Submitted Information:

- 1.1. We previously provided landscape comments on 12th February 2026. These comments were based on a desktop study and review of the LVIA photographs.
- 1.2. Para 1.9 (CSA) queries our comments regarding the visual effects to Church Lane.

We acknowledge the error in our response, where reference was intended to be in regard to Church Farm Walk as opposed to Church Lane (Para 2.14, Place Services) as noted in para 1.9 of CSA response. We note that Church Farm Walk has also been incorrectly referred to as Church Lane throughout the recommendations (Para 3.8, 3.9, Place Services).

For clarity, all references to Church Lane should be read as Church Farm Walk.

We do however acknowledge that Church Farm Walk is not a well-trafficked area and do not disagree with the judgements provided. Judgements based on views to the end of Church Farm Walk (Para 2.14 Place Services and Photograph 1 CSA) are based on the submitted LVIA only.



- 1.3. We acknowledge that the houses on The Driftway are 2-storey and are visible from the northern PRoWs. However, the proposed development affects a longer extent of the PRoW by introducing 2-storey development further to the west, closer to the setting of the listed Church and Priory.
- 1.4. We welcome the design amends to the Landscape Plan which have been outlined within Para 1.10-1.12. The vegetation proposed along the northern boundary is wider, with more variation in the arrangement in the planting, further softening the built features.
- 1.5. We also note the proposed gap in the Woodland Mix and tree planting to allow for views from Church Farm Walk north to the wider countryside, which is welcomed. The parking garage remains the only obstructive feature within the view north.
- 1.6. Overall, the proposed amendments to the scheme are welcomed and provide enhanced and more appropriate mitigation to reduce the landscape and visual impacts associated with the scheme.
- 1.7. Our concerns regarding the principle of development within the LoWS and SNCI remain extant. We have further landscape concerns regarding development extending round the north of the woodland where the landscape could be considered part of the setting of the listed Church and Priory, bringing development in closer proximity to these features when viewed from the wider landscape.
- 1.8. However, if minded for approval, we recommend the following conditions:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUBMISSION OF LANDSCAPE DETAILS

Prior to commencement of landscape works hereby approved, details comprising plans and particulars shall be submitted to the Local Planning Authority showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall show the existing trees, shrubs, and hedgerows on the site where 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. Plans should include details of:

- *A specification of soft landscape works, include a schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted.*
- *Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.*

- *Paved or otherwise hard surfaced areas including the extent and specification for footways and kerbing, together with the type and specification of all permeable paving and asphalt surfaces.*
- *Existing and finished levels shown as contours with cross-sections, if appropriate.*
- *Specification of all means of enclosure and all boundary treatments between individual plots, all boundary treatments around the perimeter of the site.*

Such details as may be agreed, shall be implemented in their entirety during the first planting season (October to March inclusive) following approval, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority.

If any of the existing (shown for retention) or proposed landscaping shown in the approved details dies, is removed or becomes seriously damaged within 10 years of planting/approval then it shall be replaced in the next planting season (October to March) with others of a similar size and species unless a variance is otherwise agreed in writing by the Local Planning Authority.

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.



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