



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 13939
Date: 20 February 2026

For the attention of: Shazia Penne

Application ref: DC/25/2079
Location: Cotlands Paddock Horsham Road Cowfold West Sussex
RH13 8AH
Proposal/Description: Use of land for the stationing of 4no. static caravans for
(Gypsy and Traveller) residential purposes and associated
day rooms.

Reason for Re-Consultation: additional documents received 13/02/2026.

This letter sets out our landscape comments and observations based on the submitted amended documents and plans.

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	☐

1.0. Review of the submitted information

Proposed layout and landscaping

- 1.1. The proposed layout has been revised in line with our comments and recommendations. The updated Block Plan (2509CO_R1) now includes 1.2 m high post and rail fencing supporting the long-term conservation of the three oak trees on site, as advised.
- 1.2. As stated previously, and to contribute to landscape character, the scattered trees shown within the grassed area to the south of the caravans should be replaced with hedgerow trees, preferably oak and field maple, rather than isolated individuals. These should be planted in a naturalistic pattern, avoiding regular spacing.
- 1.3. We also recommended strengthening the planting along the eastern boundary to mitigate views from the PRow. We continue to support this, and the area to the northeast corner could be extended further, down to the new hedge line to the southwest.



- 1.4. While we appreciate the detail information within the Planting Specifications, the stock size for the hedgerow trees should be clearly stated. We would also expect tree species to be identified on the block plan to ensure correct species and sizes are planted in the appropriate locations.
- 1.5. We welcome the introduction of hedging to subdivide the plots. Clarification is required on whether post and rail fencing is also proposed alongside this hedging.
- 1.6. The proposed Pea Shingle surfacing for the hard landscape areas is considered acceptable in landscape terms.
- 1.7. Regarding landscape maintenance and given the scale of the proposals, we consider the information set out in the Planning Drawings Landscape 2509CO document to be acceptable. However, no details have been provided on replacement planting during the first 5 years and this requirement should be incorporated into the maintenance provision. Subject to this amendment, the condition for a Landscape Management Plan can be omitted. We are note that a Habitat Management and Monitoring Plan (HMMP) will be submitted as part of Biodiversity Net Gain requirements, which we would expect to provide long-term management for both existing and proposed vegetation.

Biodiversity Net Gain (BNG)

- 1.8. We welcome the updates to the plans on the BNG report which now reflect the application's red line boundary. However, we note that the figures in table within Appendix C have not been updated to account for the additional area of modified grassland.

Tree protection

- 2.0. We welcome the adjustments made to the protective fencing around the vegetation to be retained. Confirmation of their suitability should be sought from the LPA Arboricultural Officer.

3.0. Summary

- 4.0. The revisions to the layout and landscaping are largely positive, particularly in relation to protective fencing and boundary planting. Further clarification is needed regarding tree specifications, hedgerow tree stock size, and the inclusion of any fencing within plot subdivisions. Information on replacement planting during the first 5 years is required.

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.

