



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15650
Date: 24 March 2026

For the attention of: Sam Nye

Application ref: DC/26/0151
Location: Fryern Park, Fryern Park Farm Fryern Road Storrington West Sussex
Proposal/Description: Change of use of land to mixed use for the keeping of horses (existing) and residential Gypsy/Traveller caravan site comprising 4no. pitches, each containing one static caravan and one tourer, together with the erection of two ancillary amenity buildings.

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 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 edge of Storrington. It is currently accessed via Fryern Park Road and comprises a grazing paddock and associated stable block and hay barn. The boundaries are defined by a combination of managed hedgerow, hedgerow trees and post and rail fencing.
- 1.2. Public Rights of Way (PRoW) Footpath SAS-2647 is located along Fryern Park Road on the southern edge of the wider land parcel. This connects to the wider PRoW network which extends through the surrounding countryside, Storrington and into the South Downs National Park, located within 2km of the site to the south and west.

2.0. Planning Policy Context

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

- 2.2. The Horsham District Planning Framework Proposals Maps identifies the site as being located outside the defined built-up area boundary and therefore designated as countryside. The proposed development should have regards to the following:
- Policy 25: 'The Natural Environment and Landscape Character'
 - Policy 26: 'Countryside Protection'
 - Policy 27: 'Settlement Coalescence'
 - Policy 31: 'Green Infrastructure and Biodiversity'
 - Policy 33: 'Development Principles'

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018-2031

- 2.3. The SSWNP was adopted in 2019, Policies Map Inset 6 identifies the site as being located within the Green Gap covered by Policy 9 which states that *"Development between Storrington and West Chiltington will be resisted in line with Policy 27 of the Horsham District Planning Framework which seeks to prevent the coalescence of rural settlements."*
- 2.4. The site is also subject to Policy 8: Countryside Protection which states that *"New development shall protect the views shown on the Green Gap and Views Map and where appropriate also identify through a robust master planning process where new views to the surrounding countryside can be provided through the design and layout of streets and spaces."* 'Protected View 3' incorporates the site as shown on Policies Map Inset 6.
- 2.5. Policy 14: 'Design' states that *"The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape."*
- 2.6. Policy 15: 'Green Infrastructure & Biodiversity' This policy complements Policy 31 of the HDPF by requiring all development proposals to fully consider how they may affect existing green infrastructure assets and how they may enable new assets to be created, or existing assets connected

Planning History

- 2.7. Further to the planning history included in the provided Design and Access Statement (DAS) (Dated: 26 January 2026), it is noted for clarity that the appeal referenced DC/18/2084 relates to a separate, adjacent site. This appeal concerned the provision of two traveller pitches, including ancillary accommodation and parking, on a smaller parcel of land.

3.0. Review of the proposal/submitted information

- 3.1. The DAS states: *“As such, I consider that the proposal would not have a harmful effect on the surrounding landscape and would have no detrimental effect on the wider Green Gap given the level of containment of the site.”* However, limited information has been provided to justify that there would be no detrimental effects of the wider Green Gap. Relying on visual containment does not consider cumulative impacts of incongruous development on the landscape character which includes physical features noted within the character of the landscape. As stated within Guidelines for Landscape and Visual Impact Assessment (Third Edition) (GLVIA3) *“The concern here is with how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character.”* (para 5.1).
- 3.2. As referenced in the DAS Policy 26 of the Horsham District Local Plan (HDPF) seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development *“while seeking to prevent a significant intensification of use and retain important components of rural character.”*
- 3.3. The site is located within WG7: Storrington Woods and Heaths of the West Sussex Landscape Character Assessment and E1: Parham & Storrington Wooded Farmlands & Heaths of the Horsham District Council Landscape Character Assessment. Collectively, these LCA's describe a small-scale landscape comprising agricultural and pastureland use. Management guidelines include consideration for the cumulative impact on landscape character of small developments and land use change and conserve the undeveloped, rural tranquil character.
- 3.4. Horsham's Landscape Capacity Study identifies the site as being located within Local Landscape Character Area 57, where sensitivity is moderate for medium scale housing and describes that *“Many of the landscape features and qualities are sensitive to development and therefore there is no or limited capacity for housing development in this area.”* and states that *“It is key that any development does not extend too far north into the gap between Storrington and West Chiltington Common but equally that it does not result in harm to the indented edge and contribution to the setting.”* We note the sites location within the indented northern edge of Storrington and consider its contribution towards the setting of the settlement edge.

4.0. Summary

- 4.1. While we could agree that visual impact would not likely be notable, we have concerns regarding the incremental change and impact on the landscape character arising from the proposed development; the piecemeal applications submitted overtime result in incremental loss of the small-scale rural grazing land described in regional and local

landscape character assessments. We recommend a holistic approach is adopted to avoid future piecemeal applications adjacent to each other.

- 4.2. In this current form, we consider the proposals to be in conflict with Policies 26 and 27 of the Horsham District Local Plan (HDPF), and Policies 9 and 8 of the Storrington, Sullington & Washington Neighbourhood Plan.

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.