



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 09838
Date: 06 March 2026

For the attention of: Sam Whitehouse

Application ref: DC/25/1269
Location: Land North of Guildford Road Bucks Green Rudgwick West Sussex
Proposal/Description: Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access.

Thank you for consulting with Place Services on the above Outline 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	☐

Our last comments are dated 19/12/2025. Our Landscape comments are as follows:

1.0. Review of the proposal/submitted information:

- 1.1. We welcome the revised proposals which have responded more positively to the findings of the LVIA and our comments, particularly the northern boundary where a greater landscape buffer has been proposed with reduced building heights.

2.0. Summary

- 2.1. We accept the submitted Building Height Parameter Plan (Dwg. BHPP-02 Rev B4) and Land Use Parameter Plan (Dwg. LUPP-02 Rev B3) which improves the acceptability of the principle of developing the site from a landscape perspective.
- 2.2. Any details can be submitted as Reserved Matters. Any planting along the northern boundary must be planted in advance prior to commencement of construction to improve



an established boundary, we are satisfied that this can be conditioned as part of Reserved Matters.

3.0. Recommended Submission Document(s):

3.1. Following any approval; we request the following documents are submitted as Reserved Matters:

1. Soft Landscape Plan: The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities.
2. Hard Landscape Plan: These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure/ boundary treatments; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features.
3. Landscape Management Plan: To include long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas (other than small privately owned domestic gardens) together with a timetable for the implementation of the landscape management plan

3.2. Recommended Condition wording for advance planting is as follows:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING.

Before any works commence on site, details of advance planting to the northern boundary shall be submitted and approved by the Local Planning Authority. Implementation will need to be carried out prior to any other construction work and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

Reason - In order to ensure key structural / screening landscape planting is carried out at the earliest opportunity, in the interest of the landscape character and amenity of the locality, and the character, setting and significance of heritage assets.

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.

