Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 22022
Date: 19 November 2026

For the attention of: Matthew Porter

Application ref:	DC/26/1168
Location:	Land North of Melton Drive Storrington West Sussex
Proposal/Description:	Outline application, with all matters reserved, for the phased development comprising: Phase 1 construction of the access road (to be delivered through a subsequent Reserved Matters Application pursuant to Outline Permission DC/24/2006); and Phase 2 residential development of up to 56 dwellings with associated landscaping, pedestrian and vehicular access

This letter sets out our landscape comments and observations based on the submitted amended documents and plans, whilst also looking to provide recommendations for how to proceed.

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 proposal/submitted information:

1.1. We have reviewed the recently submitted plans and supporting documents and provide the following comments with regards to landscape and visual matters.

1.2. We note that the Landscape and Visual Impact Assessment (LVIA) does not appear to have been updated since our previous comments. However, given that we did not disagree with the previous judgements we would not expect the LVIA to be updated in this instance.

1.3. The Parameter Plans identify development of up to 1.5 storeys within the southern part of the site, however, no building height information is provided for the remainder of the development. Further clarification is required regarding the proposed building heights across the entire site.

1.4. Whilst it is welcomed that the proposed dwellings to the south have been moved slightly further away from the southern boundary, the remaining dwellings within this location appear visually isolated from the wider development. Consideration should be given to whether these dwellings can be removed entirely from the scheme to facilitate a larger area of open space. This would also better align with the mitigation measures set out within paragraph 5.2 of the LVIA, which state that housing should be set back from the southern part of the site.

1.5. The Landscape Strategy states that additional fruit and berry-bearing vegetation will be incorporated along the peripheral recreational route to encourage foraging opportunities. This is welcomed.

1.6. The extension of the green corridor further south is also welcomed, as this provides enhanced landscape and ecological benefits.

1.7. We welcome the inclusion of play spaces within the parameter plans. However, whilst the Illustrative Masterplan and Landscape Strategy identify the south-west corner of the site as a 'kick-about area', this would not typically be considered a formal play space.

1.8. Furthermore, the parameter plans do not identify the areas of informal play shown on the Landscape Strategy. Clarification should therefore be provided regarding what constitutes the proposed informal play provision and how this will be accommodated within the development.

2.0. Summary

2.1. In summary, whilst the amendments introduce a number of positive changes, including the extension of the green corridor, the incorporation of foraging planting, and the identification of play spaces within the parameter plans, several landscape and visual matters remain unresolved.

2.2. Further clarification is required regarding building heights across the wider site, and the nature of the proposed informal play provision. In addition, consideration should be given to the removal of the dwellings within the southern part of the site to provide a wider area of open space and ensure greater alignment with the mitigation measures set out within the LVIA, which seek to minimise visual effects from Public Footpath 2463.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk

This advice has been provided by Place Services 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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.