



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 14405
Date: 14 April 2026

For the attention of: Tamara Dale

Application ref: DC/26/0006
Location: Land South Of The Bowling Green, The Daisycroft, Henfield, West Sussex BN5 9RN
Proposal/Description: Erection of 9no. detached dwellings with associated parking, landscaping, hardstanding, access and associated works.

Thank you for re-consulting with Place Services on the above Full planning application. 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 proposal/submitted information:

- 1.1. Having reviewed the PROPOSED SITE PLAN 001 REV J and associated documents received on 31/03/2026, we note that only minor amendments have been made to the proposed plots and roof design.
- 1.2. Our main concerns regarding the proposed layout, as set out in our previous comments dated 18 February 2026, remain and are summarised below:
 - Protection long term of valued TPO trees T10 and T9, as shown on Tree Constraints Plan 25-1966-TCP-A (incorrectly reference in our previous response). The proposed layout places rear gardens and fencing within the Root Protection Area (RPA) of the TPO trees, and in the case of the northern of the two trees, directly through the trunk. This risks long-term harm through root pressure and potential future requests for crown reduction by residents. An active frontage development would better respect the sensitive landscape features and improve the scheme's response to character. This issue is directly relevant to Policy 31 of the



Horsham District Planning Framework (HDPF), which seeks to protect and enhance green infrastructure and biodiversity and ensures that new development incorporates this. The existing trees are important landscape assets which contribute to biodiversity and green infrastructure. This issue also relates to the common objectives of Policies 25 and 26 of the HDPF, which seek to conserve landscape character and safeguard key natural features.

- Proposed open space in the south-west corner provides inadequate levels of amenity, passive surveillance and overall design quality, due to the orientation of dwellings backing onto this space and the narrow linking path between plots.
- Proposed layout creates a narrow corridor between rear garden fences of existing southern properties and the new scheme. This raises concerns regarding safety, passive surveillance and maintenance responsibilities. Such leftover spaces should be avoided and the removal of fencing and use of new planting along the existing southern boundary is preferable.
- The proposed parking arrangements appear to be 'shoe-horned' into the layout, resulting in several locations that raise concerns about safety and practicality. In particular, the placement of parking spaces on or immediately adjacent to road corners.
- Proposed planting along the eastern boundary should be carefully reviewed to ensure adequate distance from existing trees for long-term canopy development.

2.0. Summary

- 2.1. We refer to our previous comments dated 18 February 2026.
- 2.2. Overall, we consider the proposals to be in conflict with allocation Policy 2.4 of the Henfield Neighbourhood Development Plan and Policies 25, 26, 31, 32 and 33 of the Horsham District Planning Framework.
- 2.3. We recommend that the scheme is reviewed to align with policy requirements, deliver connected, safe and well-designed open spaces, and protect and enhance valued landscape features that contribute positively to the local character. Proposals should also consider the Planning and Land Management Guidelines for the Landscape Character Area D2: Henfield and Small Dole Farmlands.

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.

