



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15648
Date: 23 March 2026

For the attention of: Hannah Darley

Application ref: DC/25/1968
Location: Holders Furners Lane Henfield West Sussex BN5 9HX
Proposal/Description: Conversion and extension of existing stable building into two-bedroom dwelling with use of existing hay barn as car port.

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.

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	☐

Overall, we judge that the proposals can be accommodated on this site with only limited adverse effects. The recommendations and conditions should be considered.

1.0. Site Context

- 1.1. The Site is located to the south of Furners Lane within a grassland field parcel. On either side of the site, other individual houses are located. An existing barn is located in the north-western corner of the site, adjacent to the road. Public Rights of Way (PRoW) run along the northern site boundary, and close to the western site boundary.

2.0. Planning Policy Context

- 2.1. Within the Horsham District Planning Framework (HDPF, 2015), the site is located outside the built-up area boundary and is therefore subject to Policy 26: Countryside Protection. Policy SD6: Landscape, Policy SD7: Design and Policy 31: Green Infrastructure, and



Policy 28: Replacement Dwellings and House Extensions in the countryside.

- 2.2. Within the Woodmancote Parish Neighbourhood Plan 2016-2031 (Made 2017), relevant policies include Policy 3: Design and Policy 6 Green Links.
- 3.0. Review of the proposal/submitted information:**
- 3.1. The site is located adjacent to Grade II listed Holders. A heritage consultant should be consulted on the impacts on the listed building itself.
 - 3.2. The building proposed for conversion and extension is physically associated with Holders. We therefore agree that that site is not remote from other buildings (Para 5.17, DAS). The development is located in close proximity to other built features and reduces the extent of paraphernalia and urbanising features within the wider grassland field.
 - 3.3. Overall, we judge that the proposals can be accommodated on this site with only limited adverse effects. If minded for approval, we advise the following recommendations are considered:
 - 3.4. A Landscape Plan should be submitted which shows existing planting and trees, proposed planting (including orchard), hard surfacing and boundary treatments. Details of the proposals can be submitted under the recommended Condition.
 - 3.5. The trees on the northern boundary of the site are an important feature of the enclosed lane Green Link (Policy 6). The proposed access track within the site is potentially located within the root protection area (RPA) of the trees. We advise that an overlay of the proposals within tree RPAs is submitted, or a no-dig surface treatment is provided along the whole length regardless, to ensure the Green Link is maintained and improved.
- 4.0. Summary**
- 4.1. Overall, we judge that the proposals can be accommodated on this site with only limited adverse effects. The recommendations and conditions should be considered.
- 5.0. Recommended Condition(s):**
- 5.1. If minded for approval, we would recommend the following conditions for your consideration:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD AND SOFT LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels

and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features, boundary treatments and furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

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.