



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 14047
Date: 4 February 2026

For the attention of: Hannah Darley

Application ref: DC/25/2131
Location: Greenacres Saucelands Lane Shipley West Sussex RH13 8PU
Proposal/Description: Demolition of existing buildings. Erection of four barn style detached dwellings with associated garages utilising existing access together with landscaping.

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 without a site visit 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 within the parish of Shipley outside of the Built Up Area Boundary and is therefore classed as being within a countryside location. The site comprises existing storage buildings and employment uses including commercial buildings and offices.
- 1.2. The site is bound to the north by Saucelands Lane, to the south by a field boundary with associated hedgerows and trees, to the east by further mature vegetation and to the west by Public Right of Way Footpath SHI-2807 which is separated from the site by an existing tree line.



2.0. Planning Policy Context

Horsham District Planning Framework (HDPF) 2015

- 2.1. The following policies from the HDPF are relevant to the site: Policy 25 The Natural Environment and Landscape Character, Policy 26 Countryside Protection, Policy 31 Green Infrastructure and Biodiversity.

Shipley Parish Neighbourhood Plan 2019-2031

- 2.2. The site is located within the parish of Shipley and therefore the following policies from the Shipley Parish Neighbourhood Plan are relevant: Policy Ship HD1 New housing development, Policy Ship HD3 High quality design.

3.0. Review of the proposal/submitted information

- 3.1. Similar proposals for this site have been refused, noting DC/20/0168 in 2020 and DC/25/0780 in 2025.
- 3.2. A Landscape Appraisal / Study document has been undertaken for the application by Ramsay & Co Landscape Architecture. The appraisal states that the report is *not intended as a Landscape and Visual Impact Appraisal / Assessment (LVIA) and should not be interpreted as such*.
- 3.3. The document correctly identifies the site as being within the Low Weald (NCA 121) National Character Area, the Landscape Character LW5: Southern Low Weald of the West Sussex Landscape Character Assessment, and Landscape Character Area J2: Broadford Bridge to Billingshurst Farmlands of the Horsham District Landscape Character Assessment.
- 3.4. The document also identifies viewpoints and anticipated visual impacts from the proposals. Upon review we do not disagree with the judgements given on visual effects.
- 3.5. Mitigation is outlined within the document which states that to the “*eastern edge, residential curtilages would be soften with ribbons of understorey scrub and tree specimens*.” This mitigation measure is outlined within the submitted Soft Landscape Layout plan (dwg no. RCo555-01 Rev 03). When comparing this plan to the Site Location Plan (dwg no. 000_01 Rev B) it is noted that these proposals are sited outside of the red line boundary, and therefore the mitigation measures proposed cannot be secured through the current planning application. The red line boundary should be amended to include this area.
- 3.6. It is disappointing to see that the amount of landscaping proposed has been reduced compared with the previous refused scheme. The layout remains the same so we query the loss of this vegetation. Additional soft landscaping should be incorporated to enhance visual amenity and biodiversity value, particularly through reinforcing the existing tree line

to the west of the site, which will provide improved screening of the site from the Public Right of Way.

4.0. Recommended Condition(s)

- 4.1. 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, green roofs, 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 and street 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.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN (LMP)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

- a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded.
- b) Written Specification detailing:

- I. All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
 - II. All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.
 - III. Furniture (Bins, Benches and Signage) and Play Equipment.
 - IV. All operations and procedures for soft landscaping to SuDS features; inspection of linear drains, basins and swales, removal of unwanted vegetative material and litter, including inlets and outlets.
- c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.
 - d) Mechanism for monitoring and review of the management plan and operations.

Reason - To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic.

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.