



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 21882
Date: 11 September 2026

For the attention of: Sophie Moore

Application ref: DC/26/0337
Location: Land at Hillybarn Farm, The Mount, Ifield, West Sussex
Proposal/Description: Demolition of barn and erection of 4no new dwellinghouses.

Thank you for consulting with Place Services on the above 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 of the above-referenced application and its submitted documents, without a site visit. Our Landscape comments are as follows:

1.0. Site Context

- 1.1. The site is located to the west of Ifield and comprises an existing barn that forms part of a wider field parcel.
- 1.2. The site is bound to the north by vegetation, to the east by the remainder of the field parcel that the site is located within, to the south by some existing vegetation and a dwelling and to the west by Hillybarn Road.
- 1.3. It is noted that there have been several prior applications on this site for both change of use and demolition/construction of new dwellings. The most recent application for the demolition of the barn and construction of 4 new dwellings was refused and dismissed at appeal. The most recent application of note is DC/26/0664 for the Change of Use of Agricultural Building to 5no dwellings which was permitted.



- 1.4. Public Right of Way Footpath RUS-1506 is located just outside of the red line boundary to the south. Other nearby Public Rights of Way include RUS-1507 and RUS-3711.

2.0. Planning Policy Context

Horsham District Planning Framework (HDPF) (2015)

- 2.1. The following policies are considered relevant to this application:

- Policy 24: Environmental Protection
- Policy 25: District Character and the Natural Environment
- Policy 26: Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity

3.0. Review of the proposal/submitted information

- 3.1. The proposals are supported by several plans including a Proposed Block Plan (dwg no. 2409HI_R8_001) and a Design & Access Statement. Upon review of the submitted plans, it is noted that the existing Public Right of Way located to the south of the site has not been mentioned. We have some concerns that the visual amenity of users of this Public Right of Way has not been considered within the proposals. Further information should be provided regarding how this footpath will be treated and how existing visual amenity levels will be retained or appropriately mitigated.
- 3.2. Additionally, the Proposed Block Plan does not show existing vegetation, and therefore it is unclear if driveway access is through existing gaps in the vegetation or if vegetation removal is required. Clarifications should be provided, and the existing vegetation (retained and removed) should be shown on the submitted drawings

4.0. Summary

- 4.1. Further information should be provided in response to the matters raised above prior to determination.

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.

AI may have been used in the preparation of this response, but its 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.