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: 06963
Date: 18 June 2026

For the attention of: Hannah Darley

Application ref: DC/25/0986
Location: Land Opposite Codmore Field House, Plot 3 Hill Farm Lane Codmore Hill West Sussex
Proposal/Description: Erection of 1no. detached self-build / custom-build dwelling.

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, 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	☐

Our Landscape comments are as follows:

1.0. Review of the proposal/submitted information

1.1. We welcome the submission of viewpoint photography (Viewpoints 1 to 10). With regard to Viewpoints 3, 4, 5, 6 and 7, these are from Public Rights of Way and are publicly used for recreational purposes, therefore receptors are generally considered highly susceptible to changes in views. We disagree with the judged susceptibility of 'Low' for visual receptors from PRoW. We would also consider Viewpoint 10 to be of high visual susceptibility, being located adjacent to The Toat Monument (Grade II Listed Building). Notwithstanding these discrepancies, we overall concur with the judgements on visual and landscape effects.

1.2. We note the clarification provided at para 2.2.7 of the Landscape and Visual Impact Assessment (LVIA) in response to our previous comment regarding the management of surplus excavated material. Notwithstanding this, we would have expected that the

Planting Plan (HLA 611 03) to include both existing and proposed levels to ensure clarity and facilitate enforceability. While the additional narrative is welcomed, the absence of supporting level information limits the ability to fully understand the extent of regrading across the site. Care should also be taken when regrading in proximity to retained trees to avoid any increase in soil levels around tree trunks, which could adversely affect their long-term health and stability.

1.3. Amendments have been made to driveway area, and the extent of permeable surfacing (resin bound) has been reduced, although only by a small amount.

1.4. The suitability of the proposed EG22 grass mix in relation to the existing shady conditions beneath the existing canopy trees should be carefully considered to ensure it represents an appropriate mix.

2.0. Summary

2.1. The additional information submitted, including the clarification within the LVIA regarding levels and surplus excavated material, is welcomed and has broadly addressed previous concerns.

3.0. Recommended Condition(s)

3.1. If minded for approval, we would recommend the following conditions for your consideration:

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

3.3. Although the majority of the proposed planting lies within private land, we would recommend that a simple Landscape Management Plan is submitted to secure appropriate management and replacement planting within the first 2-3 years following the implementation of the planting proposals.

3.4. No development shall take place until a Landscape Management Plan has been submitted to and approved, in writing, by the Local Planning Authority. This should include:

a) Drawing showing the areas to which the LMP applies.

b) Written Specification detailing:

- 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.
- Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

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.