Place Services
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Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 22930
Date: 2 October 2026

For the attention of: Bethan Tinning

Application ref:	DC/26/1297
Location:	Wiltshires Farm Pickhurst Lane Pulborough West Sussex RH20 1DA
Proposal/Description:	Demolition of an agricultural building and shed, and the erection of a dwelling with associated driveway and landscaping.

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 north of Pulborough and is outside of the Built Up Area Boundary as identified on the Horsham District Council Local Plan Mapping. The South Downs National Park is located to the north of the site.

1.2. The site is bound to the north by Priority Habitat Deciduous Woodland, to the east by Ancient Woodland at Gerrards Rough, to the south by existing barns and farmland and to the east by farmland.

1.3. Public Right of Way (PRoW) Footpath PUL-1983 is located to the east of the site connecting to Footpath PUL-1987 that runs further east through Gerrards Rough. Other

Public Rights of Way in the area include Footpath PUL-1989 and Footpath PUL-1990 located further south.

2.0. Planning Policy Context

2.1. Horsham District Planning Framework (HDPF) (2015)

The proposals should have regard to the following policies from the HDPF [among others]: Policy 25 (The Natural Environment and Landscape Character), Policy 26 (Countryside Protection), Policy 30 (Protected Landscapes), Policy 31 (Green Infrastructure and Biodiversity), Policy 32 (The Quality of New Development), Policy 33 (Development Principles).

2.2. Pulborough Parish Neighbourhood Plan 2015-2031

The proposals should also have regard to the following policies from the Pulborough Parish Neighbourhood Plan [among others]: Policy 1: A Spatial Plan for the Parish, Policy 15: Design.

3.0. Review of the proposal/submitted information

3.1. The proposals follow two previous applications: DC/19/0591 for a similar proposal that was approved, and DC/21/1264 for a much larger proposal that was refused and dismissed at appeal for adverse effects on the character and appearance of the area.

3.2. The proposals under the current application (DC/26/1297) are for an alternative to the extant planning permission. We note that whilst undertaken for the previous two schemes, this scheme does not have a supporting Landscape and Visual Appraisal. Given the site's proximity to the South Downs National Park and several Public Rights of Way we would advise that an addendum to the previous landscape assessment, which accompanied the extant permission, is undertaken with consideration for the new proposals.

3.3. Upon review of the various submitted plans, it is noted that an underground car port is proposed along with a ha-ha. We acknowledge the provided typical section A-AA of the ha-ha, however, no earthworks plans have been submitted. We would expect further detailed information on the proposed ha-ha earthworks to be outlined on the plans. These details should include the proposed grading and mounding of land areas including the spot levels and contours to be formed, showing the relationship of the proposed mounding or excavation to existing vegetation and surrounding landform.

3.4. We welcome the tree planting proposed around the site to aid in grounding the building into the surrounding woodland landscape. We would advise that species selection is carefully considered to reflect the existing woodland species.

4.0. Summary

4.1. We have no major concerns on the from a landscape perspective, however we would recommend that an addendum to the existing LVA is submitted outlining any measures taken to ensure that the proposals do not cause adverse landscape effects. Earthworks plans should also be submitted showing the proposed changes in landform.

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI 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.