



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 16652
Date: 10 July 2026

For the attention of: Jacques Burrowes

Application ref: DC/26/0462
Location: Mill Farm Mill Lane Itchingfield West Sussex RH13 0NP

Proposal/Description: Demolition of redundant agricultural buildings and the erection of two dwellings; change of use of land from agriculture to residential gardens.

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	☐

This review is based on a desktop study of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Review of the proposal/submitted information:

- 1.1. Our previous comments (dated 21/04/2026) requested clarification regarding retained hedgerows, Biodiversity Net Gain planting proposals, and detailed boundary treatments. This request remains extant as do our previous recommendations; however, we are satisfied that this can be submitted via condition.
- 1.2. A Landscape and Ecological Management Plan (LEMP) has been submitted and includes some details of management.



2.0. Summary

- 2.1. We request the provision of landscape details submitted and approved under the previously recommended conditions.

3.0. Recommended Conditions

- 3.1. 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. 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.

