



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 18076
Date: 08 July 2026

For the attention of: Alice Johnson

Application ref: DC/26/0585
Location: Land at Station Road, Warnham, West Sussex RH12 3SR
Proposal/Description: Outline application for the erection of approximately 24 residential dwellings, with all matters reserved except for access.

Thank you for consulting with Place Services on the above 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	☐

Following correspondence with the LPA Arboricultural officer, our Landscape comments are as follows:

1.0. Review of the proposal/submitted information

- 1.1. We welcome the amended Site Plan Landscaping (Dwg. WAR-WBR-ZZ-ZZ-DR-A-13302 Rev P08) which includes some of the overlaid tree removals; however, it does not include the group removals. We defer to specialist arboricultural advice regarding these matters.
- 1.2. The location of T7 is not consistent across the submitted documents. Clarification was sought from HDC Arboricultural consultee where the location is confirmed to be in line with the Landscape Plan.
- 1.3. The suitability and functionality of the proposed Public Open Space (POS) along the northern boundary is questioned, particularly where the arboricultural information identifies an area of existing vegetation as potential scrubland. Also, the POS within the north-east



corner of the site is also questioned as fragmented by the proposed residential plots. We recommend that Plots 13-16 are removed from the proposals to create a more usable and meaningful area of open space, within which informal play opportunities could be incorporated. This approach would also provide an opportunity to mitigate the loss of the mature trees (T5 and T6) through the creation of a higher-quality green space and strengthen green infrastructure connectivity between T8, T9 and G1.

- 1.4. In addition, the layout of Plots 12 and 17/18 should be reviewed to provide dual frontage and improve passive surveillance of the POS.
- 1.5. The loss of H1 is accepted acknowledging the constraints regarding utilising existing access point, however we request details and materiality on the road frontage to ensure it remains rural in character with appropriate landscaping.

2.0. Summary

- 2.1. Overall, we could accept the proposed access location, subject to vegetation removals being limited to those strictly necessary and any losses being sufficiently justified and mitigated. While the principle of development may be acceptable from a landscape perspective, the current indicative layout raises concerns regarding the provision of usable Public Open Space, passive surveillance, green infrastructure connectivity and mitigation for tree loss. These matters should be addressed and resolved at the Reserved Matters stage to ensure a high-quality design and an appropriate landscape response to the site are achieved.

3.0. Recommended Submission Documents

- 3.1. Following any approval, we request the exploration of alternative layouts in response to our comments and the following documents to be submitted as Reserved Matters:
 1. **Soft Landscape Plan:** The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities.
 2. **Hard Landscape Plan:** These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure/ boundary treatments; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features).
 3. **Landscape Management Plan:** To include long term design objectives, management responsibilities and maintenance schedules and periods for all soft

landscape areas (other than small privately owned domestic gardens) together with a timetable for the implementation of the landscape management plan

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.