



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15685
Date: 26 March 2026

For the attention of: Bethan Tinning

Application ref: DC/26/0158
Location: Nash Manor Lower Nash Nutbourne Lane Nutbourne West Sussex RH20 2HS
Proposal/Description: Demolition of agricultural barns and the erection of a 3no. bedroom dwelling with the retention of existing access arrangements, parking and landscaping.

Thank you for consulting with Place Services on the above Full planning 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. Our Landscape comments are as follows:

1.0. Site Context

- 1.1. The site is located northwest of Nutbourne village and comprises an agricultural barn forming part of the wider Nash Manor Estate. Existing residential development sits to the northeast and southeast along Nutbourne Lane. The site boundaries are generally open to the wider landscape.
- 1.2. A number of Public Rights of Way (PRoW) are located within proximity of the site including footpath PUL-2336 which passes along the north and west boundaries. Footpaths PUL-2309-1 and PUL-2337 are located to the north and south respectively.



2.0. Planning Policy Context

Horsham District Planning Framework (2015)

The Horsham District Planning Framework (HDPF) Proposals Maps identifies the site as being located outside the defined built-up area boundary and therefore designated as countryside. The following policies are considered relevant:

- Policy 25: 'The Natural Environment and Landscape Character'
- Policy 26: Countryside Protection
- Policy 31: 'Green Infrastructure and Biodiversity'

Pulborough Parish Neighbourhood Plan 2015 – 2031

2.1. The site is located within the boundary of the Pulborough Parish Neighbourhood Plan. The following policies are considered relevant:

- Policy 15: Design

3.0. Review of the proposal/submitted information

Landscape and Visual Appraisal (LVA)

The application is accompanied by an LVA prepared by LVIA Ltd. Overall, the LVA has been conducted in accordance with the principles outlined in the 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (GLVIA3), published by the Landscape Institute (LI).

3.1. The LVIA includes a desktop study, an evaluation of the landscape and visual baseline, an assessment of receptors, and a final summary and conclusion. A field survey was carried out in November 2025 when vegetation cover was limited.

3.2. *Landscape Character*

3.3. Section 4.0 of the LVA identifies the site as being located within (NCA) 120 –Wealden Greensand of the National Character Areas and Landscape Character Area (LCA) WG7: Storrington Woods and Heaths of The West Sussex Landscape Character Assessment. The site is also located within F1 Pulborough, Chiltington and Thakeham Farmlands of the Horsham District Landscape Character Assessment, this has not been referenced. Key characteristics for LCA F1 include:

- Undulating sandstone ridge
- Partly wooded low scarp
- Leafy sunken lanes with sandstone exposures
- Scattered small cottages and farmstead mainly along lanes

3.4. Notwithstanding the omitted LCA from the assessment, we do not disagree with the final judgements on the site itself and consider the assessment of 'the site' as a single receptor, a proportionate approach.

3.5. *Visual Amenity*

- 3.6. The viewpoint photography provided includes Type 1 Photography but these are not annotated. Annotations help to clearly identify the site and important features within the representative photography in line with the LI's Technical Guidance Note (TGN) 06/19: 'Visual Representation of Development Proposals'.
- 3.7. The viewpoint locations provided are acceptable and cover key areas of concern, notably footpath PUL-2336.
- 3.8. Predicted change for viewpoints 1-4 states: *"It is important to read the proposal in the baseline of the extant approval for two dwellings that could be built out."* The approval for two dwellings (DC/24/1681) utilises the existing building with no change to scale, mass and materiality. In landscape and visual terms, the baseline remains the same should this consented scheme not be built out.
- 3.9. As noted in para 6.3.4 of the Design and Access Statement (DAS) (ref: P1903vi) *"the current proposal presents a significant architectural upgrade. By replacing rather than converting the former barn"*. We note the elevations provided show illustrative materiality including timber cladding, brick and glazing which is also reference within the DAS (para 4.1.5). We have also considered the ridge aspect and south frontage of the proposed dwelling which is not dissimilar to that already present on site.
- 3.10. Overall, we do not disagree with the given judgements of visual impact and agree with Para 8.1.7 that concludes that *"With suitable mitigation measures, the development will have a moderate visual impact and a minor landscape impact"*.

4.0. **Summary**

- 4.1. Overall, we do not oppose the proposals and request that landscape details are secured via condition.

5.0. **Recommended Condition(s)**

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

1. 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.