For the attention of:

Ms. Tamara Dale
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Ref: HDC Planning Application: DC/26/1212 [Place Services Landscape Comments]

Dear Ms. Dale,

I write concerning comments [Ref: 22838 / 02-10-26] made by an unamed author on behalf of Place Services regarding the planning application at Clock House Farm, Stonehouse Lane, Cowfold, Horsham, West Sussex RH13 8DL, comprising the: *Demolition of 6no. existing agricultural buildings within the wider farm holding. Conversion of the existing brick stables into 5no. residential dwellings; erection of a new commercial building and erection of a new Sussex barn with landscaping and associated infrastructure works.*

It is noted the comments were made without a site visit *[This review is based on a desktop study of the above-referenced application and its submitted documents]* but the statement also reports: *We anticipate the level of effect arising from the proposed change in land use would be limited given the retention of the existing farmstead layout and the existing level of intervisibility with surrounding residential properties……..*as well as: *Generally, from a landscape perspective, while we have no major concerns on the principle of development on the site……*

Visual Amenity
The site visit was undertaken in January of this year and the representational viewpoints were selected to provide a range of locations. I would suggest additional views of the proposed development site from locations to bridleway COW- 1758 & footpath COW-1760 would be softened and filtered by intervening vegetation and trees. In addition [and as mentioned within the report] the retained buildings are already existing components within some views from publicly accessible locations. The requested additional viewpoints would incur additional costs for the client and would add little relevant detail with regard to visual amenity.

Landscaping
With regard to the requests for additional details regarding hard surfacing materials, SUDs, fencing, soil preparation etc. I would suggest this would normally form part of a detailed design phase and could be dealt with by means of planning conditions.

The scheme comprises the removal of several low grade agricultural buildings with the historic built core [which is already an existing component within the landscape] retained, the scheme includes extensive provision for new hedgerow, scrub and tree specimens with all the existing trees and shrubs retained.

We believe the current package provides sufficient detail with regard to landscape and visual amenity for a planning stage package however if there is a specific element you feel is missing please let us know.

Yours Faithfully

Andrew Ramsay CMLI
Landscape Architect