



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15168
Date: 26 March 2026

For the attention of: Daniel Holmes

Application ref: DC/26/0143
Location: Hollinger, Marthas Barn Warehouse Wheatsheaf Road
Henfield West Sussex
Proposal/Description: Erection of 3 buildings (D, E & F), reposition PD Building C, provision of a formal parking and turning layout to serve all units along with dedicated internal access to land to the rear, the use of Buildings C, D & E for variable B2 and E(g) use, Building F for variable B2, E(d), and E(g) use and for all Buildings (A, B, C, D, E & F) and all units to be capable of being used independently of each other

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 without a site 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 to the northwest of Henfield and comprises agricultural outbuildings and associated hard standing accessed via Wheatsheaf Road. The hard standing currently extends beyond the site boundary to the south. The boundaries of the site are predominantly open to the wider agricultural landscape to the south. The northern boundaries are defined by a combination of post and rail, and panel fencing with mature trees. Residential properties are located to the east at Hollinger and Green Oaks Barn.

- 1.2. Public Right of Way (PRoW) footpath HEN-2538 is located to the east and continues south connecting with footpath HEN-2539 the south of the site. Footpath HEN-2542 is located to the west.

2.0. Planning Policy Context

2.1. Horsham District Planning Framework (2015)

- 2.2. Within the Horsham District Planning Framework (HDPF), the site is located outside the built-up area boundary and is therefore subject to Policy 26: Countryside Protection. Policy SD6: Landscape, Policy SD7: Design and Policy 31: Green Infrastructure, and Policy 28: Replacement Dwellings and House Extensions in the countryside.

2.3. Henfield Neighbourhood Plan (2017-2031)

- 2.4. The site is located on the easternmost boundary of the Henfield Neighbourhood Plan. The following policies are considered relevant:
 - Policy 3.2: Development of New and Existing Employment Uses
 - Policy 10: Green Infrastructure and Biodiversity
 - Policy 12: Design Standards for New Development

3.0. Review of the proposal/submitted information

- 3.1. No assessment of landscape and visual impacts have been provided as part of this application proposal. We recommend a Landscape and Visual Appraisal is undertaken to understand the effects of the proposals on the rural character of the landscape and visual impacts to users of the nearby PRoW network.
- 3.2. The submitted Block Plan (Dwg. 1891.3/02) provides limited detail of the proposed landscaping and shows a single landscape buffer on the southeastern corner of the site. The Proposed Habitat Map identifies further shrub and tree planting on the northern boundary but detailed information on the proposed landscaping is required.
- 3.3. Furthermore, the proposals include buildings C, D, E and F near the site boundaries with no landscaping proposed on the southern and western boundary. Given the close proximity of Public Rights of Way, we query the lack of landscaping provided on the site boundaries and expect any proposals to respond appropriately to the findings from the Landscape and Visual Appraisal.
- 3.4. The elevations provided identify building heights of 6.2m for units C and E. We cannot locate the elevations for unit D and request these are provided to include details of the proposed building heights.

- 3.5. Additionally, building design, cladding and materials will need to be explored and clearly justified. Elevation patterning/materiality needs to be site specific and designed to address particular findings of the LVIA rather than replicating previous design precedents. To support this, we recommend undertaking an Environmental Colour Assessment in line with LI Technical Information Note 04/2018 'Environmental Colour Assessment'. This will help guide decisions on the use of colour for buildings, structures, materials, hard surfaces and soft planting, ensuring the development is read in context with its surroundings and remains consistent with local landscape character.

4.0. Summary

- 4.1. There is currently insufficient information to enable a full review and assessment of the proposed development in relation to its potential landscape impacts. Based on the information provided, we consider that the proposal fails to demonstrate how it will be assimilated into the rural character of the existing landscape without major concerns.
- 4.2. We request further assessment of the baseline landscape character and visual qualities is undertaken and submitted, which should then inform any development on site. We anticipate that further landscaping will be required on the southern and western boundaries to reduce visual impacts and mitigate any landscape effects.

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.