

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Hillybarn Farmhouse The Mount Ifield West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 2, 3, 4, 5 and 6 to approved application DC/25/1901
REFERENCE:	DISC/26/0224
RECOMMENDATION:	Condition 2 – No objection Condition 3 – More information/Modification Condition 4 – No objection Condition 5 – No objection Condition 6 – More information

SUMMARY OF COMMENTS & RECOMMENDATION:

We are satisfied with the information provided in order to discharge Conditions 2, 4 and 5 on landscape grounds.

More information and modification is requested in order to recommend the discharge of Conditions 3 and 6. Please refer to landscape comments made under DC/25/1901 in regard to mitigating adverse visual effects. Some points are highlighted below for ease:

- *Within the dismissed appeal under DC/20/1993...the inspector deemed that...:*
 - 'additional planting to the front of the site... would help reinforce the vegetated nature of the lane... would reduce its visual impact from the road'
 - 'The site would also be seen from a public footpath and adjacent fields to the rear... the provision of planting would help soften the visual impact of the new rear and side boundaries'
- *Given the high degree of visibility afforded to the site in combination with the pastoral nature of the area, we concur that planting would help mitigate adverse visual effects and thus...planting is expected to be provided to the eastern (rear) boundary and western boundary adjacent to Hillybarn Rd. Further planting is recommended to be secured via a landscape condition.*
- *Hedgerow and shrub planting must...avoid the RPA of the mature tree belt alongside Hillybarn Rd in order avoid unnecessary disturbance and competition with existing roots.*
- *We note that the RPAs are highly likely to be concentrated within the existing paddock as a result of the ditch and the hard surfacing of the road to the west. Therefore, if planting within RPAs cannot be reasonably avoided, new plants must be 60-90cm whips or in pots smaller than 3lt, notch planted and locally adjusted to avoid tree roots. All planting should be undertaken by hand and using hand tools to ensure minimal to no root damage, leaving significant roots untouched and dug around.*
- *Given the rural location, the planting palette should reflect the K1 LCA. Please refer to the [HDC Landscape Character Planting Guide](#) (pages 7-8 for K1) for suitable species, noting that *Prunus laurocerasus* (Cherry laurel) is not supported in this location due to its invasiveness and urbanising appearance incongruous with the setting.*

MAIN COMMENTS:

Condition 2

Within 2 months of the date of this permission, a drainage strategy detailing the proposed means of foul and surface water disposal and a timetable for its provision shall be submitted to the Local Planning Authority for its written approval. The approved drainage scheme shall be implemented in accordance with the agreed details and shall thereafter be retained and maintained in accordance with the approved details.

1. No concerns are raised on landscape grounds.

Condition 3

Within 3 months of the date of this permission, a detailed scheme of hard and soft landscaping works shall be submitted to the Local Planning Authority for its approval in writing. The scheme shall include:

a) Details of existing trees and planting to be retained;

2. The mature treeline along western boundary, abutting Hillybarn Rd, has not been detailed in plan. Please detail in plan, particularly given concerns raised within landscape comments under DC/25/1901.

b) Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species;

3. No planting schedule or specification has been provided. Please amend.
4. Landscape mitigation as discussed within comments under DC/25/1901 has not been detailed in plan and is requested. Please amend.

c) Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels

5. No concerns.

d) Details of all boundary treatments; and

6. As raised under DC/25/1901, close board fencing is not advised in this location and would also have an eroding effect on the rural landscape character. Boundary treatments are thus recommended to solely reflect hedgerow with post and rail or stock fencing if required.

e) Proposed and existing services above and below ground, indicated in plan and coordinated with the landscape proposals - such as drainage, power, communications cables and pipelines - including lines, manholes, supports and other technical features.

7. No concerns.

Condition 4

Within 3 months of the date of this permission, details of biodiversity enhancement measures identified in the Preliminary Ecological Appraisal and Roost Assessment (Arbtech Consulting Ltd., January 2025) and Badger Activity Survey (Arbtech Consulting Ltd., April 2025) shall be submitted to the Local Planning Authority for its approval in writing.

8. No concerns are raised on landscape grounds.

Condition 5

Within 3 months of the date of this permission, details for the provision for the storage of refuse and recycling facilities and a timetable for their provision shall be submitted to the Local Planning Authority for its approval in writing. The facilities shall be provided in accordance with the approved details and shall be retained as such thereafter.

9. No concerns are raised on landscape grounds.

Condition 6

No development above ground floor slab level of the day rooms hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the agreed details.

10. None provided. Please provide.

RECOMMENDED CONDITIONS:

N/A

NAME:

Elly Hazael
Trainee Landscape Architect (Planning)

DEPARTMENT:

Specialists Team - Strategic Planning

DATE:

19/08/2026

SIGNED OFF BY:

Inês Watson CMLI
Specialists Team Leader (Landscape Architect)

DATE:

25/08/2026