



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15470
Date: 9 September 2026

For the attention of: Sam Whitehouse

Application ref: DC/26/0266
Location: Thakeham Mushrooms Storrington Road Thakeham
Pulborough West Sussex RH20 3DY
Proposal/Description: Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.

Thank you for consulting with Place Services on the above 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.

We previously provided landscape comments on this application dated 20th March 2026 and 28th April 2026.

1.0. Review of the proposal/submitted information:

- 1.1. The red line boundary (RLB) associated with the scheme has been amended to now include an additional 18.8 hectares to facilitate public open space, recreational areas, BNG, maintenance features and traffic features.
- 1.2. A Landscape and Visual Impact Assessment (LVIA) Addendum, undertaken by fabrik and dated 20th July 2026, has been submitted for review. Overall, we do not disagree with the assessment changes in effect associated with the proposed development, as highlighted on Page 5 of the Addendum document, and we concur that the conclusions of the LVIA remain broadly valid.
- 1.3. The additional parcels now located within the RLB are largely enclosed by surrounding tree belts and vegetation, separating the site from the wider landscape. Whilst the proposals largely comprise soft landscaping and biodiversity enhancements, and are not widely perceptible in the surrounding landscape. We do however advise that any proposed changes are kept to a minimum to retain the minimal landscape character impacts and sense of rurality. This should also include:



- Appropriate screening to the maintenance compound;
 - No lighting within the POS;
 - Hard surfaces and fencing to be proposed within consideration for countryside context;
 - Minimal landform changes.
- 1.4. An area of previously developed land is located centrally to the scheme, and surrounding by POS, although not within the RLB. Clarification is required on the proposed vehicular access to this land, as this could require large vehicle movement through the POS or the housing scheme.
 - 1.5. The proposed dwellings adjacent to Massey Close in the south-east of the scheme have been re-orientated to be side facing the outer boundary, as opposed to proposing back-to-back garden fences. The security of the access strip between the proposed and existing garden fences needs to be considered.
 - 1.6. The Lookout character area (LCA11, Page 18 of DAS Addendum) includes imagery of tiered levels. The proposals may require significant earthworks and land movement to facilitate the stepped structure. We advise that all earth is kept on site and used within the proposals, and consideration for reducing the visual effect of this landform change is integrated into the proposals. Further information on this structure will be required.
 - 1.7. Para 2.16 and 2.17 within the Design and Access Statement (DAS) Addendum states the proposed changes following our previous comments and recommendations, which is welcomed.
 - 1.8. We do however still request that a plan of the proposed retaining walls is submitted to show all levels changes across the site, overlaid with spot heights.
 - 1.9. Hedge planting is demarcated as a boundary treatment on the submitted Boundary Treatments Plan (Dwg no. P24-2268-DE-010-B-008). However, other submitted plans, such as the Landscape Masterplan, indicate that other hedge planting is proposed along the frontages of dwellings to separate the front gardens from the highway/pavement. This should also be included on the submitted Boundary Treatments Plan, alongside any other frontage boundary treatments between semi-detached properties (i.e. Plots 58 and 59).
 - 1.10. Additional soft landscaping such as hedge planting, trees or climbers should be proposed around the substation to soften this feature within the POS.
 - 1.11. The Tree Protection Plan (Dwg no. 2142-KC-XX-YTREE-TPP01RevE) should include a hatch for no-dig surface treatments, where hard surfaces cross into the root protection areas (RPA) of trees.
 - 1.12. We advise that this basin has 1:4 banks to allow for some partial pedestrian access when stormwater storage is not required. This allows for a multi-functional space with variations in planting and play which can be incorporated into the landscape design of this area. We

also advise that a precast concrete head wall with galvanised metal railings are not preferable and a softer approach is advised. Flood tolerant planting should also be incorporated into the design to improve the visual amenity and biodiversity of the basin.

- 1.13. A range of tree sizes should be proposed given the limited number of existing trees within the centre of the developed area. Trees should be a minimum of 10-12cm.
- 1.14. We would expect details of tree pit design to be provided and where trees are proposed in close proximity to hard landscaped / surfaced areas or equipment, details of root barrier systems should also be provided.

2.0. Recommended Condition(s):

- 2.1. As per our comments dated 20th March 2026, we advise the included Conditions are considered.

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.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.

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