



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 20 August 2025
Our ref: 08019

For the attention of: Alice Johnson

Application ref: DC/25/1023
Location: Danefold House Littleworth Lane Partidge Green West Sussex
Proposal/Description: Relocation of existing farm yard manure storage, construction of a silage clamp and construction of a slurry lagoon incorporating importation and use of materials and all associated engineering works.

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.

Site Context:

The application site is located within a grazed paddock between two woodlands, near to the south of the A272. Furze field Wood is located to the west of the site, and Moon Wood (Ancient Woodland) is located to the east of the site. Public rights of way (PRoW) run along the eastern and northern site boundaries. There are also PRoWs beyond the south of the site and through both Moon Wood and Furze field Wood.

Planning Policy Context:

The Horsham District Planning Framework (2015) Proposals Maps identifies the Site as being located outside any defined built-up area boundary and therefore within a countryside location in policy terms. Policy SD6 'Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure', Policy 25 'Strategic Policy: The Natural Environment and Landscape Character' and Policy 26 'Strategic Policy: Countryside Protection' are also considered relevant.

Review of the LVIA:

A Landscape and Visual Impact Assessment (LVIA) has been submitted to accompany this application and has been undertaken by Harper Landscape Architecture LLP.

Landscape Character

Within the Horsham Landscape Character Assessment (2003), the site is located within G4 Southwater and Shipley Wooded Farmlands Landscape Character Area (LCA). Key characteristics of this LCA include Gently undulating, strongly wooded landscape, many

small and medium size woodland blocks enclosing an irregular pattern of pasture fields, small hamlets and isolated farms, and visual and noise intrusion from A24/A272.

The site is also located within LCA LW6 Central Low of the West Sussex Landscape, Land Management Guidelines (2003).

Based on the site character (Local Landscape Character Assessment, LLCA), the assessment judges a **medium value, medium-low susceptibility** and **medium-low sensitivity**. Considering the site's rural location between two woodland (one Ancient) with some recreation access, we judge that the LVIA has underassessed the sensitivity of the Site. We therefore disagree with the overall **moderate-minor adverse** effects assessed for this site.

The topography of the site would have been a useful receptor, considering the extent of earthworks proposed within the site. We would anticipate that effects on the topography as a landscape receptor would be major adverse. The character of the site would experience harm owed to the topography and contour changes.

Visual Amenity

Viewpoints are identified within Figure 10 of the LVIA. Based on the scale of development, we judge that the included viewpoint locations are representative of the available views.

The judgements for each viewpoint are included within Table 6b of the LVIA. We have concerns regarding the judged susceptibility effects for Viewpoints on the PRow's within and adjacent to the site, as represented by Viewpoints 1-4.

Para 6.33 of Guidelines for Landscape and Visual Impact Assessment (GLVIA3) states that *"The visual receptors most susceptible to change are generally likely to include"... "people, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views"*.

Users of the PRow's within the site are engaged in outdoor recreation and would be enjoying the views of the countryside between two woodlands, one of which is adjacent.

The justification provided within Table 6b of the LVIA refers to the extent of the view that may be altered by the development proposals. We judge that this justification relates more to the magnitude of change than the susceptibility.

We particularly note the magnitude of change justifications for Viewpoint 1, which refers to the development being *"partially discernible above the intervening existing manure heaps"*. Manure heaps are not permanent visual mitigation and will likely be moved periodically.

We would therefore judge that the sensitivity judgements for Viewpoints 1-4 have been undervalued, which has therefore influenced the 'At Completion' judgements for these near-distance sensitive receptors.

We do however note that visual receptors beyond the site boundary, as represented by other viewpoints, have minimal impacts resulting from the development proposals, which is reflected within the assessment judgements.

Review of Submitted Information:

Significant earthworks are proposed to facilitate the development scheme. At present, the landform falls from east to west, with the highest point being 34.6m AOD. The PRow within the site is located along this boundary. At points, the ground level is being raised by ~6m to accommodate the development proposals, establishing landform which is very out of character with the existing landform.

Visualisations would be beneficial to demonstrate the impact on the views from the eastern PRow. We have concerns regarding the visual impact of the proposals on the PRow and on the landscape character of the site. The proposed development may obscure the open views of the adjacent woodlands within this rural countryside location. We therefore advise that indicative mounding levels are demonstrated through Visualisations on views from the eastern boundaries.

Further information is required on the quantity of material required to be imported to facilitate the scheme. It is anticipated that given the quantity of material required to create the new landforms, that significant vehicular traffic will be required along the adjacent PRow.

We also judge that the quantity of earth being imported onto the site is excessive, with land levels being raised right across the field. The area to the north-east corner of the site is some distance from the silage clamp, manure store and slurry pit however is also experiencing raising of land levels. We judge that the extent of the site being covered in imported material is excessive and could be reduced.

We appreciate that silage clamps with earth banked walls are beneficial, however we judge that the extent of land-take for earth banking can be reduced. This would reduce the visual impact and landscape character impact of the proposed development within this sensitive site.

The slurry pit to the western boundary raises the landform by 3m, which is less than the required increase for the silage clamp and manure store. It is also located further from the PRow network and can therefore be easier accommodated within the site without notable visual impact concerns.

Our concerns are more related to the proximity of the level changes associated with the silage clamp and the manure store to the adjacent PRow, where this recreational route will become enclosed and the character of the views will be significantly changed.

A Landscape Strategy is included in Para 6.8 of the LVIA; however this is not accompanied by a Plan. We advise that an indicative layout is submitted demonstrating the proposed locations of planting for clarity.

The Strategy includes:

- *“New native planting (with a high percentage of evergreens) around the earthworks of the proposed clamps.*
- *New native planting to be implemented in the planting gaps to the boundaries.*
- *New native (with a high percentage of evergreens (or dense)) planting to supplement the existing boundary hedge and tree lines to the north and south of the Site.*
- *The scheme may also consider more organically shaped proposed contours (to the landform and the lagoon) to sensitively blend the development in to the local landscape”.*

It is not clear on the proposed locations of native planting. We advise that no planting is proposed on the elevated land as this will appear unnaturally high in the landscape and emphasise the unnatural proposed landform.

We also have concerns that the open views across the grazed grassland site towards the woodland is being obscured by the proposed earthworks, but also by the mitigation planting proposed which may further limit these views. We have concerns that the effects over an extended period of time will not be reduced as the once open views will be increasingly obscured by establishing planting.

Evergreen species are also not noted in the surrounding area, and we question the appropriateness of proposing these. Dense native planting would be the preferable option.

We advise that perimeter tree protection measures are proposed to restrict any vehicular movement within the root protection areas (RPAs) or the Ancient Woodland buffer. During construction, it is possible that vehicle movement or soil heaping may occur within these areas, and therefore it is advised they are fenced off prior to construction commencing.

We also question whether sinking the proposed slurry pit, silage clamp and manure store into the ground has been considered. Information on whether this was considered should be submitted, with reasoning otherwise. Lowering these features into the ground would reduce the visual impact and landscape character impact of the development whilst also retaining earthed banking.

Summary:

We have concerns regarding the landscape and visual impact of the proposals within this site. We advise additional information is submitted and the proposals reviewed, based on the comments above.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services is a traded service of Essex County Council



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.