HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Parcel at 518801 120405 Mill Lane Partridge Green West Sussex
DESCRIPTION:	Outline Application for the erection of 2No. detached dwellings and garages with all matters reserved except access.
REFERENCE:	DC/24/1887
RECOMMENDATION:	Holding objection / More information

SUMMARY OF COMMENTS & RECOMMENDATION:

Given the similarity of proposals under DC/24/1888, as well as the proposed location, many of our previous comments apply to this application and are repeated below for ease. Comments in green highlight key differences across the proposals.

It is our judgement that the proposals do not address landscape concerns expressed within pre-application advice, and though a document titled, 'LVIA' has been provided, it is not compliant with the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition (GLVIA3, 2013) prepared by the Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) and does not provide a transparent assessment of the likely landscape and visual effects. Notwithstanding, this document is useful to provide some indication of massing of the 2no proposed dwellings in relation to key view points within the context along and around Mill Lane, noting however that the visualations are not carried out in accordance with TGN 06/19 Visual Representation of development proposals prepared by the Landscape Institute (LI).

Our judgement remains that the proposals are contrary to Policies 25 and 26 of the HDPF as they are likely to result in adverse effects on the receiving landscape by eroding the rural and historic character of the area with the introduction of suburban built form. The proposals are also considered likely to result in adverse effects to the visual amenity of users along Mill Lane and users of public right of way 1824 which runs along the site's eastern boundary. Notwithstanding, due to its positioning within Mill Lane, immediate context and urbanising influences, this parcel is considered more favourably and capable to more successfully assimilate development than the western site DC/24/1888, provided a suitable landscape strategy is adopted and consideration is taken to the landscape setting of the adjacent listed building.

In addition, please note that the cumulative effects when read in conjunction with proposals under DC/24/1888 *will result in greater harm than when proposals are read in isolation.*

MAIN COMMENTS:

1. *Site description and context*

   The proposed site is located to the north of the hamlet of Littleworth, outside of the built up area boundary (BUAB), in a countryside location. It also lies outside of the Proposed Secondary Settlement Map of Littleworth within Horsham District Council's Emerging Local Plan. The site currently comprises open pasture. A range of open, partial and glimpse views of the site are available from Public Right of Way (PRoW) 1824, which runs north-south alongside the eastern boundary, as well as from the northern end of PRoW 1838 which runs further south.

   As per pre-application advice, 'The openness and undeveloped nature of the two fields contribute to the rural character of Littleworth and landscape setting of the adjacent listed buildings.

   The development pattern along this section of Littleworth hamlet is characterised by dispersed dwellings set back from the road to the north of Mill Lane, and a ribbon of development to the south of Mill Lane. Mill Lane is a verdant road, framed by hedgerow, trees and open field, relating closely to its landscape character area, J3 – Cowfold and Shermanbury Farmlands, a historical feature of which is its small fields carved out of woodland and shaws. Other relevant key characteristics of the LCA J3 are mostly small scale intricate landscape, localised areas with more open character, field ponds, gently undulating low ridges and valleys, small farmsteads and cottages dispersed along lanes and tracks. Key issues identified include loss of hedgerows and shaws, and visual intrusion from suburban development which reflects the key sensitivities of suburbanisation on main road routes.'

   To reiterate the above comments, the character of Mill Lane is dichotomous, given its suburban character to the south and its rural character to the north. To the north, where the site is proposed, built form is sparse and set back from the road, partially screened by mature vegetation and benefitting from parcels of open pasture and agricultural land. The historic field boundaries remain intact and further reinforce the rural character, which is sensitive to urbanising features and built form. This contrast should be adhered to in order to conserve the local landscape character, as demonstrated by the Proposed Secondary Settlement Map of Littleworth.

2. *LVIA*

   The LVIA provided has been reviewed following the Landscape Institute's Technical Guidance Note (2020) and has been found not to be GLVIA3 compliant, as fundamentally, it does not provide a clear and objective assessment of the landscape and visual effects likely to arise from the proposals. In addition, the visualisations do not follow the Landscape Institute Technical guidance note 06/19.

   The assessment focuses on visual effects only, with no indication as to how its conclusion is reached. Key steps of the assessment have been missed such as methodology, determining landscape value of the landscape character baseline, value of the view for the various visual receptors, identifying landscape and visual receptors, landscape susceptibility and sensitivity, visual susceptibility and sensitivity, and so on. Cumulative impact is also not mentioned or assessed, despite being of principle concern given the proposed development within Potters Field under DC/24/1887.

In addition, it is our judgement that a key viewpoint [see suggestion below] is needed to the south of the proposed site on Mill Lane to demonstrate the effects of the proposal within the current, visually open area.



Our judgement within the pre-application advice was that proposals would result in adverse effects to the rural character and visual amenity of the area. Based on the LVIA provided, this judgement is unchanged, therefore we continue to recommend a GLVIA3 compliant LVA in order to fully assess the effects (landscape character and visual amenity) *of the proposals as well as demonstrate a comprehensive mitigation strategy.*

RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	06/08/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	11/08/2025