



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15547
Date: 20 March 2026

For the attention of: Bethan Tinning

Application ref: DC/25/2100
Location: Land To The North of Warnham Lodge Farm Mayes Lane
Warnham Horsham West Sussex RH12 3SG
Proposal/Description: Erection of a self-build dwelling with associated landscaping

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.

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	☐

1.0. Site Context

The Site is located to the north of Warnham village, adjacent to Mayers Lane. The Site comprises a single assarted grassland parcel, surrounding by established trees. Hoopers Copse Ancient Woodland is located adjacent to the site. A Public Right of Way (PRoW) runs along the southern boundary of the site, accessed via the gateway in the south-east corner of the site.

2.0. Planning Policy Context

2.1. Within the Horsham District Planning Framework (2015), the following policies are considered relevant:

- Environmental Protection - Policy 24
- District Character and the Natural Environment - Policy 25
- Countryside Protection - Policy 26

2.2. Within the Warnham Neighbourhood Plan (Made June 2019), the following policies are considered relevant:



- Policy W1: Built-Up Area Boundary
- Policy W5: Design of residential development

3.0. Review of the proposal/submitted information:

- 3.1. The Site is located within Landscape Character Area (LCA) I2 Warnham and Rusper Wooded Ridge within the Horsham Landscape Character Assessment (2003). Key characteristics of this LCA include:
 - Undulating wooded ridge
 - Secretive wooded ghylls
 - Strong pattern of shaws and hedgerows
 - Intricate patchwork of small pasture fields
 - North to south running narrow lanes
 - Farms and cottages dispersed along lanes
 - Mostly rural character
- 3.2. The LCA has a high sensitivity to change, particularly noting small-scale incremental change. Guidelines states; *“Ensure any small scale new development responds to traditional settlement pattern and local design and building materials.”*
- 3.3. The Site sits within the rural, gently undulating countryside that is characteristic of this LCA. The assarted field in which the site is located is currently undeveloped, with limited other development in the surrounding area. Development along Mayes Lane comprises some single isolated dwellings, small clusters of houses, some commercial units or farms. The character of development along Mayes Lane and in the surrounding area varies.
- 3.4. Policy 26 Countryside Protection protects areas outside the built-up area boundary from inappropriate development. We note that this site does not abut the edge of the settlement and is within the rural countryside. We therefore have some concerns regarding the principle of the development in this rural location.
- 3.5. The application has not been supported by a Landscape and Visual Appraisal (LVA). However, based on our professional judgement, the application introduces a substantial new dwelling with stables and other paraphernalia into an area characterised by wooded pastoral fields with limited surrounding development. The proposals would result in a substantial localised effect, shifting from a rural field to a managed residential character. However, the surrounding woodland and field boundaries enclose the site, limiting adverse landscape character change to the site and immediate surroundings.
- 3.6. From a visual perspective, adverse visual effects are judged from the PRoW on the southern boundary (within the site) and from Mayes Lane (where gaps in the vegetation allows in winter). The is owed to the surrounding wooded character. Therefore, visual effects are likely to be localised, and limited to the immediate surrounding area. Effects on

the southern PRow are likely to be substantial, owed to the absence of any built development within view from this PRow at present. Substantial change to the view could be expected from this PRow.

- 3.7. Scrub planting is proposed along the southern boundary, between the PRow and the site. Whilst the view from this PRow will change from an open grassland field to the proposed residential development, the scrub planting proposed alongside will contribute to mitigating the effects on these views. Owed to the wooded nature of the LCA, enclosed PRows with trees and scrub is not uncharacteristic, so this is a suitable mitigation measure. We would however advise that the scrub planting is combined with tree planting which provides more successful screening.
- 3.8. The proposed development further subdivides the site, with new hedgerows and planting which is not characteristic of the LCA. Tree planting is scattered in places, which is not characteristic of the blocks of woodland and trees which form the boundaries to fields within the local area.
- 3.9. We judge that the proposed development will likely result in some substantial effects to both landscape character and visual amenity, these are limited to the site itself, the PRow and Mayes Lane. The proposals would have an adverse impact on the landscape character, qualities and visual resource of the area.
- 3.10. Notwithstanding this, if minded for approval, we would advise the following recommendations are taken into consideration:
 - The mix of scrub planting is welcomed alongside the edges of the scheme. We would however advise that additional woodland planting is proposed, consistent with the LCA. This also applies adjacent to the existing PRow, where additional tree planting would be welcomed.
 - We note that a significant buffer is provided to the adjacent Ancient Woodland, which is welcomed.
 - We advise that ornamental garden elements are limited in extent and transition quickly to a naturalistic, native landscape character to limit suburbanisation of Mayes Lane and the PRow.
 - Hard surfaces should use low-reflective, natural materials (e.g., bonded gravel, hoggin) and be minimised wherever possible to avoid visual intrusion.
 - The extent of earthworks will need clarifying, as it is noted that there are a number of retaining walls proposed. Where possible, these should be reduced and softened with planting or grading to maintain a naturalistic profile, particularly in views from the PRow.

- The height of the proposed retaining walls should be submitted, with information on the proposed levels.

4.0. Summary

- 4.1. Adverse landscape character and visual effects are anticipated to The Site, the Immediate Surroundings, the southern PRow and Mayes Lane. We recognise that the effects will be partly localised, owed to the surrounding wooded character.
- 4.2. Notwithstanding this, from a landscape perspective we cannot be supportive of introducing a new dwelling within an undeveloped area of the countryside, in accordance with Policy 26 of the HDPF.
- 4.3. However, if minded for approval, we advise that our recommendations are taken into consideration within the design proposals. We also request further information on the levels.

5.0. Recommended Condition(s):

- 5.1. If minded for approval, we would recommend the following conditions for your consideration:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUBMISSION OF LANDSCAPE DETAILS

Prior to commencement of landscape works hereby approved, details comprising plans and particulars shall be submitted to the Local Planning Authority showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall show the existing trees, shrubs, and hedgerows on the site where to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. Plans should include details of:

- A specification of soft landscape works, include a schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted.
- Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.
- Paved or otherwise hard surfaced areas including the extent and specification for footways and kerbing, together with the type and specification of all permeable paving and other surfaces.
- Existing and finished levels shown as contours with cross-sections, if appropriate.
- Specification of all means of enclosure and all boundary treatments.

Such details as may be agreed, shall be implemented in their entirety during the first planting season (October to March inclusive) following approval, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority.

If any of the existing (shown for retention) or proposed landscaping shown in the approved details dies, is removed or becomes seriously damaged within 5 years of planting/approval then it shall be replaced in the next planting season (October to March) with others of a similar size and species unless a variance is otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

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.