Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 22736
Date: 30 September 2026

For the attention of: Tamara Dale

Application ref: DC/26/1159
Location: The Hyde Rusper Road Ifield West Sussex RH11 0LN
Proposal/Description: Outline Application for the erection of up to 4 dwellings with all matters reserved except access.

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	☐

This review is based on a desktop study of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Site Context

1.1. The site is located on the western edge of Crawley and surrounds the existing dwelling The Hyde. Two land parcels exist, the southern of which forms the rear garden associated with The Hyde; the northern parcel forms the frontage. Ifield Golf Club House is located to the west with the golf course further west beyond this.

1.2. Public Right of Way (PRoW) footpath RUS-1549-2 follows the existing access driveway into the site and continues westward connecting to wider extensive network of PRoW. The boundaries are generally vegetated and the site contains a number of specimen trees.

2.0. Planning Policy Context

Horsham District Planning Framework (HDPF) (2015)

2.1. The proposals should consider: Policy 9 (Employment Development), Policy SD6 (Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure), Policy SD7 (Design), Policy 25 (The Natural Environment and Landscape Character), Policy 26

(Countryside Protection), Policy 30 (Protected Landscapes), Policy 31 (Green Infrastructure and Biodiversity) and Policy 34 (Cultural and Heritage Assets).

The Rusper Neighbourhood Plan

2.2. The Rusper Neighbourhood Plan was formally made on 23 June 2021. The following policies apply:

- Policy RUS1: Spatial Plan
- Policy RUS5: Green Infrastructure and Biodiversity
- Policy RUS6: Walking, Cycling and Equestrian Routes.

Planning History

2.3. The site is subject to previous application DC/26/0207 - Outline Application for redevelopment of the site to provide up to 7 dwellings, infrastructure, ancillary parking and landscaping with all matters reserved except access. This was refused on 11/03/2026 for two reasons:

1. *It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed quantum of development could be appropriately accommodated without adverse harm to the landscape character and settlement characteristics of the rural locality, including potential future pressure to prune and/or remove the mature trees along the eastern boundary. The proposed development would be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and Policy RUS3 of the Rusper Neighbourhood Plan (2018-2031).*
2. *It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed quantum of development could be appropriate accommodated without adverse harm to the amenities of future occupiers through overshadowing and limited natural light. The proposed development would be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).*

2.4. We recognise the live application DC/25/1312 - Hybrid planning application (part outline and part full planning application) for a phased, mixed-use development comprising. A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside: An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, utilities and works, including pedestrian and cycle routes and enabling demolition.

2.5. This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and or plots in a severable way (amended description, details and plans see Planning Statement Addendum for a list and explanation of the amendments) - Land West of Ifield Charlwood Road Ifield West Sussex.

2.6. For clarity, our review of application DC/26/1159 is in isolation unless stated otherwise to consider cumulative impact, given that DC/25/1312 is currently a live application.

3.0. Review of the proposal/submitted information:

3.1. The application site includes a number of tree removals as detailed within the Arboricultural Impact Assessment (AIA). The summary states: *"Five individual trees and two tree groups require removal for the proposed development. All are screened by other tree or are located internally, and most are not visible from external viewpoints".* The removal of G9 raises concerns regarding the street scene and appearance of Rusper Road which is described as an 'Area of Special Local Character' within Policy HA3 of the neighbouring Crawley Borough Local Plan. We would welcome the retention of any individual trees within G9 where possible, to reduce the effects on Rusper Road.

3.2. We would also advise that this boundary is bolstered with additional planting to retain the character of Rusper Road and provide visual screening of the proposed development.

3.3. The site is located within Landscape Character Area (LCA) LW4 Northern Vales of the West Sussex Landscape Character Assessment and LCA K1 Upper Mole Farmlands of the Horsham Landscape Character Assessment.

3.4. Combined, LW8 Northern Vales and K1 Upper Mole Farmlands landscape is described as a gently undulating lowland clay vale characterised by a mosaic of pasture and arable farmland enclosed by mature hedgerows, hedgerow trees, scattered woodland, ponds and watercourses associated with the upper River Mole. It retains a strong historic rural character, reflected in its irregular field patterns, historic lanes, farmsteads and areas of parkland, although this is increasingly influenced by the nearby urban areas of Horsham, Crawley and Gatwick Airport, together with major transport corridors.

3.5. Public Right of Way footpath RUS-1549-2 intersects the site and connects existing built-up areas with the wider countryside and it is anticipated that views of plots 1-3 will be readily available. While these could be seen in context with the surrounding immediate character, there are no details regarding materiality or appearance within the submitted Planning Design and Access Statement. Further information is therefore required.

3.6. Given the presence of valued landscape features within the site which are proposed for change, and the contribution the northern parcel has toward the character of PRoW RUS-1549-2, we request a proportionate assessment of landscape and visual impacts.

3.7. The Main Policy Map of the Rusper Neighbourhood Plan identifies Rusper Road (at the parish boundary) as an 'Entry Point'. Policy RUS12 states that *"Entry 'gates' at all 13 entry points to further reinforce that this is a rural community with narrow and often hazardous unclassified roads"*. This supports a rural character of Rusper Road and the retention and enhancement of planting in the northern parcel.

4.0. Summary

4.1. Overall, there is limited information submitted in order to make a comprehensive judgement on the landscape and visual impacts of the principle of development on site. Namely the loss of trees and vegetation near Rusper Road which will likely alter the character of the street scene and visual amenity from footpath RUS-1549-2. We request a proportionate assessment of landscape and visual impacts prior to concluding our review. Further information on landscape details such as a landscape strategy should be submitted.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk

This advice has been provided by Place Services 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.

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