

CSA response to Places Services Consultation dated 12th February 2026

Land at Church Farm, Upper Beeding – March 2026

This response has been prepared by CSA Environmental in respect of a landscape consultation response received from Places Services on behalf of Horsham District Council, dated 12th February 2026. The response relates to the landscape impact of a development of 4 new homes at land at Church Farm, Upper Beeding (Ref: DC/25/2114, hereafter referred to as 'the Site').

For ease of reference, this response is broken down into a series of headings which relate to key points raised in the Councils Consultation letter. In light of the comments CSA have also prepared an updated LVIA and Landscape Proposals.

Review of the Landscape and Visual Impact Assessment

1.1 The Consultation Response states at para. 2.16:

'Overall, whilst we judge that the views from the north towards the site are the biggest visual constraint, the submitted LVIA is largely accurate in its judgements, despite some minor difference in professional judgement. Mitigation measures could however be enhanced to resemble the surrounding character further.'

1.2 The response confirms that the Council is broadly in agreement with the level of landscape and visual effects set out in the LVIA and the representative views identified.

1.3 Paragraph 2.12 notes that photography in the LVIA was undertaken when deciduous vegetation was in leaf. However, the assessment does represent a 'worse case' scenario, assuming greater potential for visibility when vegetation is out of leaf.

1.4 Paragraph 2.13 states that the Council disagrees with the assertion in the LVIA that the Site is 'relatively well-contained in views'. Whilst it is acknowledged that the northern edge of the Site is currently open, the visual assessment set out in the LVIA found that there are relatively few opportunities for clear views of the Site from neighbouring roads and the network of rights of way to the north and east of the Site in the River Ardur valley.

1.5 Paragraph 2.15 notes that the LVIA assesses visual effects from public footpath 2776 as moderate adverse based on a high sensitivity and moderate magnitude of change. The response notes that this

combination of judgements could result in a slightly greater visual effect. However, in views from this footpath the new homes would be seen alongside development at Countryside Farm Park and houses at the edge of Upper Beeding, therefore resulting in a moderate level of effect.

Review of Proposals

- 1.6 Paragraph 3.4 states, *'With the exception of the Countryside Farm Park, there are very few built features within Upper Beeding which are visible in the wider landscape from the north.'* Whilst this is true, houses on the Site would be similarly contained in views from the wider footpath network.
- 1.7 Paragraph 3.5 states, *'The introduction of the proposed dwellings would however bring development into the river valley.'* This is a bit misleading as the Park Homes to the east of the Site are visible from within the valley, as are nearby housing on The Driftway. The revised submission includes a greater depth of planting on the northern edge of the proposed development, which will provide containment to the houses once established.
- 1.8 Paragraph 3.6 notes that the park homes are much lower in height than the proposed 2 storey homes. However, other 2 storey housing is visible to the east of the Site on The Driftway. Also, it should be noted that the extent of visibility is limited, with the greatest visual change limited to a section public footpath 2776 a short distance to the north. Further afield, views from the wider footpath network are much more limited by layers of intervening field boundary vegetation.
- 1.9 Paragraph 3.9 identifies a panoramic view from Church Lane. Views from Church Lane are very limited due to the housing on Church Farm Walk. There are views across the Site from the field gate at the end of Church Farm Walk (see image below), but these are only readily available to a small number of residents or visitors and are not considered particularly sensitive.



Photo 1: View from Church Farm Walk

- 1.10 Paragraph 3.12 suggests amends to the proposed landscaping at the northern edge of the Site. As a result, a revised landscape proposal has been prepared. This includes a dense belt of new woodland and thicket, and some scattered trees. This will enclose the northern edge of the Site and provide a robust boundary to the proposals, also reducing the visual impact of the proposal on views from public footpath 2776. The new planting will be consistent in character with the vegetation cover found within the neighbouring river valley and will complement local landscape character once established.
- 1.11 Paragraph 3.9 suggest avoiding planting which obstructs views from Church Farm Walk. The revised landscape proposal shows that the planting to the north includes an area of lower growing thicket in line with the access into the Site. This will allow some intervisibility to remain to the wider landscape from the access road.
- 1.12 Paragraph 3.12, states that development located between the caravan park and the woodland would be less sensitive in landscape terms. However, it notes development which wraps around the woodland to the north would be more exposed in views from visual receptors to the north. In our view, there is little variation in the landscape sensitivity across the Site, although the westward extent of housing extends marginally further into the existing field. As noted above, the revised landscape proposal includes additional planting which will contain the new homes once established.