

From: Saskia Lower <slower@eceplanning.com>
Sent: 20 March 2026 12:14:01 UTC+00:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Cc: "Sam Sykes" <ssykes@eceplanning.com>
Subject: DC/25/2114 - Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex

Afternoon Daniel,

I hope you are well.

We write in response to the Place Services consultation dated 12 February 2026, which raises an objection to the scheme on landscape grounds and requests further information prior to determination.

At the outset, we would be grateful if you could confirm whether Place Services has undertaken a site visit. This is not made clear within the consultation response, and a number of the points raised suggest that aspects of the Site context and its relationship with the surrounding settlement may not have been fully appreciated.

We also query the comments raised in relation to view of the landscape to the north from 'Church Lane' which we do not believe is possible given the presence of development on Church Farm Walk blocking such views. Again, this suggests, the perhaps the consultee has not visited the site.

In response to the consultation, and to further support the application, the following documents have been updated:

- Covering Letter produced by ECE
- 5627_02_B_LVIA
- 5627_104_G_Landscape Proposal
- 5627_03 Landscape Response 2026
- P10959. Church Farm BIC Report offsite revision – ISSUE
- P10959 Church Farm_BIC_Rev05_New+HabitatCreation

Link to documents:

<https://www.dropbox.com/scl/fo/1y4w2tl8c7hpg2i7iqghd/ADPxQJglfluAaITvX9LC0Y?rlkey=5waq9m6qs39y1vg5kwpyb5qp1&st=vs9xtxl1&dl=0>

In response to the comments received, the landscape proposals have been strengthened, particularly along the northern boundary. This includes the introduction of a dense belt of woodland and thicket planting, which will provide effective containment of the development and further reduce visual effects, including from Public Footpath 2776.

The updated LVIA and supporting Landscape Response confirm that Place Services are broadly in agreement with the assessment of landscape and visual effects, with only minor differences in professional judgement. The principal concern relates to views from the north; however, the LVIA demonstrates (particularly following updated landscape proposals) that the Site is limited in visibility

and that the proposed development will be experienced in the context of the existing settlement edge and surrounding built form.

It is also important to note that existing development, including Countryside Farm Park and residential properties to the east, is already visible within the context. The proposals would therefore not introduce development into an otherwise undeveloped landscape but instead represent a logical extension to the existing settlement edge.

In addition, all the Biodiversity Net Gain (BNG) calculations have been updated to align with the revised landscape proposals, ensuring a consistent and robust approach across both landscape and ecological considerations.

Overall, it is considered that the proposals are acceptable in landscape and visual terms, and that the revised mitigation ensures the development integrates appropriately with the surrounding character.

We trust this information assists in progressing the application and would welcome confirmation that the additional information addresses the matters raised.

In addition, are there any elections we should be aware of or any purdah periods?

Kind Regards,

Saskia Lower
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