Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
/T: 0333 013 6840
www.placeservices.co.uk
@PlaceServices

Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

09/09/2024

For the attention of: Stephanie Bryant

Ref: DC/24/0345 - Gess Gates Farm Stane Street Adversane West Sussex RH14 9JR

Thank you for consulting us on the demolition and replacement of existing barn and erection of a single storey two bedroom dwelling utilising the existing shared access.

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 following a desktop review.

Summary

Not supportive on landscape grounds	
Supportive subject to attached recommendations and / or conditions	
Further information required prior to determination	X
No landscape comments / does not wish to comment	

Site Context

The Site is located to the south of Billingshurst and the north of the village of Adversane. It's accessed from Stane Street and lies to the west of the railway line. The Site comprises an agricultural barn currently in use for storage purposes.

Public Right of Way (PRoW) Footpath 1320 is located to the north of the Site along the current access road to the farm from Stane Street.

Planning Context

Horsham District Planning Framework

The Horsham District Planning Framework (2015) (HDPF) Proposals Maps identifies the site as being located outside the defined built-up area boundary and therefore designated as countryside.

Policy 25: 'The Natural Environment and Landscape Character' sets out that development proposals will be required to protect, conserve, and enhance the landscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.

Policy 26: Countryside Protection sets out a presumption against development unless for agriculture, forestry minerals, quiet informal recreation or ensures the sustainable development of rural areas. The

Policy also states that development permitted must be of a scale appropriate to its countryside character location and must not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside and/or conserves, and / or enhances, the key features and characteristics of the landscape character area in which it is located.

Policy 31: 'Green Infrastructure and Biodiversity' states that development should contribute to the enhancement of existing biodiversity and should also be compliant with Policy 33: Development Principles which states that proposals should be distinctive in character, respect the character of the surrounding area (including its overall setting, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments.

The Billingshurst Parish Neighbourhood Plan 2019-2031

The Site lays outside of the Built Up Area Boundary and Policy Bill 1 figure 4.1 shows a proposed amendment to the Built Up Area Boundary. With the proposed amendment the Site is still located outside of this.

The proposals must also have regard to the following policies [inter alia]: Policy Bill 2: Housing Design and Character, Policy Bill 12: Protection and Enhancement of Key Movement Routes, Policy Bill 16: Multi-Value Sustainable Drainage Systems.

Review of submitted information

Upon review of the submitted documents we fail to see any information regarding proposed or existing landscape features.

Whilst undertaking a desktop review of the Site we noted existing trees to the west and south of the existing building. These should be assessed and included within the proposed plans in order to accurately assess any impacts on these landscape features. We would suggest that an Arboricultural survey and impact assessment should be submitted. This assessment should be undertaken in accordance with BS 5837:2012 Trees in relation to design demolition and construction recommendations and should provide details on trees and hedgerows to be retained and/or removed, the impact on them and any constraints.

The proposals should seek to reference the surrounding landscape character, using materials that are sympathetic to the rural farm surroundings.

Please let us know if you have any queries.

Yours sincerely,

Amy Flint BSc (Hons)
Assistant Landscape Consultant

Peter Dawson CMLI
Built Environment Manager

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.