



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Moatfield Farm Kings Lane Cowfold West Sussex
DESCRIPTION:	Demolition of existing agricultural barns and erection of 1no. dwelling, detached annex and garage, provision of on-site car parking, cycle storage and landscaping.
REFERENCE:	DC/26/0388
RECOMMENDATION:	No Objection / More Information
SUMMARY OF COMMENTS & RECOMMENDATION: Having regard to the extant permission and established fallback position under DC/25/0307 with regards to the principle of development, we raise no concern to the proposed development from a landscape point of view. The proposals are considered to respond sensitively to the countryside location, both in terms of its scale and massing and through the choice of appropriate external facade materials. These elements combined are considered to mitigate any likely landscape and visual adverse effects particularly when compared to the fallback position as a baseline. Further, the positioning of the proposed buildings away from the existing hedgerow H2 and public rights of way is also welcomed. Nevertheless, should you be minded to recommend the proposed development for approval, we advise that additional landscape improvements that contribute to the landscape character and further soften any available views from the adjacent public rights of way are submitted in a form of a detailed landscape scheme or a landscape strategy. The landscape scheme/strategy should consider boundary treatments that strengthen and complement the countryside location such as native hedgerow planting but also additional tree planting and possibly a landscape corridor that connects with the adjacent woodland (along the site's southern boundary continuing along the remaining of the southern blue line).	
ANY RECOMMENDED CONDITIONS: If minded to recommend approval without the comments above being addressed, please impose the standard landscape condition.	
NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	28/04/2026

