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Horsham District Council
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RH12 1RL

Our ref: 21657
Date: 18 November 2026

For the attention of: Alice Johnson

Application ref: DC/26/0933
Location: Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex
Proposal/Description: Erection of 31 dwellings with access from Chapel Road including roads, parking and open space

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	☐

We previously provided a landscape response dated 8th September 2026.

1.0. Review of the proposal/submitted information:

1.1. We welcome the submission of an updated Landscape and Visual Impact Assessment (LVIA) which now includes reference to TGN 02/21, a summary table for landscape character effects in Table 3. The inclusion of the LCA as a separate landscape receptor continues to not be included within the assessment of landscape effects.

1.2. We previously recommend that dwellings should be fronted on to the outer boundaries of the site, however, no large changes have been made to the layout of the scheme. However, based on the submitted layout, we have the following comments.

1.3. Amendments have been made to the proposed hard and soft landscaping plans. However, we advise the following previous recommendations are prioritised:

- Cleft post and rail fencing should be proposed along perimeter boundary rear garden fence lines where the garden meets a strong vegetated boundary.

- Confirmation on the proposed gradients of the SuDS basins and whether these are publicly accessible.
- Details of headwalls within the basins.

1.4. Following submission of Soft Landscape Plans, we have the following comments:

- We recommend that Viburnum tinus spp. is removed from the planting palette. The species can be severely damaged by Viburnum beetle and often produces an unpleasant smell particularly when the foliage is wet.
- Common elder (L. Sambucus nigra) should not be specified as part of the hedge mix. The shrub is very vigorous and will supress the growth of the other species' specified.

2.0. Summary

2.1. We welcome the proposed amendments to the scheme, however, we advise that the above recommendations are considered.

2.2. We advise the Landscape Management Plan condition included within our previous response dated 8th September is considered.

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.