



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 18751
Date: 22 July 2026

For the attention of: Alice Johnson

Application ref: DC/26/0660
Location: Ingfield Manor School Ingfield Manor Drive Five Oaks
Billingshurst West Sussex RH14 9AX
Proposal/Description: Expansion of the existing school including the construction of 3 linked single-storey buildings, a sports hall, playground, parking, landscaping, drainage, and associated development, following demolition of redundant buildings.

Thank you for consulting with Place Services on the above Choose an item. 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	☐

This review is based on a desktop study the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Review of LVA:

- 1.1. A revised Landscape and Visual Impact Assessment (LVIA) undertaken by Lizard Landscape Design and Ecology (Ref: LLD3660-LPL-REP-001 Rev. 01) has been submitted, dated June 2026.
- 1.2. Appendix C now includes a detailed Methodology which clearly defines all criteria for all scales of judged effects for both landscape and visual. This ensures that the submitted judgements can be easily followed and reviewed.
- 1.3. We welcome the inclusion of Tables 5.1 and 5.2 which provide an overview of the assessed effects associated with both landscape and visual.



- 1.4. Table 3 within the Arboricultural Impact Assessment (AIA) states that T14, T24, T25, TG26, T53, and TG64 (all Category B) are proposed for removal. Table 5.1 within the LVA outlines that the effects on naturalistic character (dispersed trees...) have a **low-medium sensitivity, low magnitude of change** and an overall **minor adverse/minor beneficial** effect.
- 1.5. Considering the removal of a number of Category B trees, amongst the removal of other lower quality trees, we do not agree that the magnitude of change on this landscape character receptor would be a **low**. However, we acknowledge that extent of landscaping proposed to mitigate the effects of tree and vegetation removal within the site can compensate for these losses.
- 1.6. Effects on visual receptors surrounding the site are largely judged to be **negligible**, as per Table 5.2. Visual receptors on Ingfield Manor Drive are however judged to be **minor beneficial** within the submitted LVA. The extent of hard landscaping proposed alongside Ingfield Manor Drive may contribute to increasing the sense of development along this rural access, where we consider the judged effects may have been underplayed. However, we acknowledge the reduction in building heights and improvement of the built character.
- 1.7. Therefore, we largely agree with the judged visual effects, and where our judgements may differ, these are not deemed substantial.

2.0. Review of the proposal/submitted information:

- 2.1. We are largely satisfied with the submitted proposals, however, advise that the below recommendations are considered within any forthcoming submissions.
- 2.2. Additional tree planting could be proposed within the car parking area to break up parking bays. This will contribute to compensatory tree planting, biodiversity, softening the built proposals, visual amenity and SuDS benefits.
- 2.3. 16no. trees are proposed within the scheme, to replace the 22no. trees proposed for removal. We advise a 1:1 replacement is proposed.
- 2.4. Proposed ornamental planting is located between the buildings and potentially in some shaded areas. We advise that shade tolerant species are proposed in any shaded locations or are situated in areas with more available sunlight.
- 2.5. Native hedgerows are proposed around the perimeter on the proposed north-eastern building. We consider that this would be difficult to manage given the wider landscape is heavily vegetated. A maintenance strip should be included in this area, to maintain the hedgerow height and ensure it does not grow above the windows.
- 2.6. An alternative surface treatment should be proposed for the pedestrian path that travels around the edge of the proposed teaching pond, instead of heavy-duty asphalt. A softer

treatment which is more sensitive could be proposed which is also usable year-round, or alternatively the buff-coloured asphalt could be used.

3.0. Summary

- 3.1. We welcome the submission of additional detail within the Methodology and a tabulated format for the overall judgements for both landscape and visual effects. The inclusion of this information has been useful in ascertaining the effects associated with the development and the necessary mitigation.
- 3.2. We advise the below Conditions are considered, which should reflect the included recommendations above.

4.0. Recommended Condition(s):

- 4.1. If minded for approval, we would recommend the following conditions for your consideration:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD AND SOFT LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roofs, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at

any later stage, there is an unacceptable risk of lost and damage to important trees and hedgerow that would result in harm to amenity.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN (LMP)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

- a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded.
- b) Written Specification detailing:
 - All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
 - All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.
 - Furniture (Bins, Benches and Signage) and Play Equipment.
 - All operations and procedures for soft landscaping to SuDS features; inspection of linear drains, basins and swales, removal of unwanted vegetative material and litter, including inlets and outlets.
- c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.
- d) Mechanism for monitoring and review of the management plan and operations.

Reason - To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



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.

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.