



Horsham District Council  
Parkside  
Horsham  
West Sussex  
RH12 1RL

Our ref: 22272  
Date: 15 September 2026

For the attention of: Jacques Burrowes

**Application ref:** DC/26/1138  
**Location:** Land Adjacent To 1 Woodcot New Road Billingshurst West Sussex  
**Proposal/Description:** Erection of a chalet style self-build dwelling with associated access from New Road and driveway/car parking.

Thank you for consulting with Place Services on the above Full planning 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                                           | <input type="checkbox"/>            |
| No landscape objection, subject to attached recommendations and/or conditions | <input type="checkbox"/>            |
| Further information required prior to determination                           | <input checked="" type="checkbox"/> |
| No landscape comments / does not wish to comment                              | <input type="checkbox"/>            |

This review is based on a desktop study of the above-referenced application and its submitted documents, without a site visit. Our Landscape comments are as follows:

#### 1.0. Site Context

- 1.1. The site is located to the north-east of Billingshurst and outside of the built-up area, therefore, within the countryside. The application site is situated to the north of New Road and to the east of 1 Woodcote property.
- 1.2. The site is relatively flat and enclosed to the north, east and south by vegetation, in various conditions. The west boundary is largely open to adjoining residential plot. Surrounding the site are a cluster of residential properties and scattered development along New Road.
- 1.3. The Horsham District Landscape Character Assessment (2003) identifies the site within the G2: Itchingfield & Barns Green Wooded Farmlands Landscape Character Area (LCA). Relevant to the site area, key characteristics include:



- Strong linear field and woodland pattern.
- Strong sense of enclosure.
- Varied settlement pattern of dispersed medieval historic farmstead/hamlets, and some modern suburban development.
- Local mix of traditional building materials, including timber framing, weatherboarding, brick and tile hanging.

1.4. One of the key issues is “*Decline in traditional land management*” This can be applied to the site, as the boundary vegetation is generally in poor condition due to lack of management. The proposals should have regards to the following points from the Planning and Land Management Guidelines and be reflected in the proposed landscaping scheme:

- Ensure any appropriate new development responds to the dispersed historic settlement pattern and local design and mix of building materials. Also, it should be well integrated into the surrounding landscape with new hedgerows and woodlands, as appropriate.
- Restore lost hedgerows.

## 2.0. Planning Policy Context

### Horsham District Planning Framework (HDPF) (2015)

2.1. The Horsham District Planning Framework Proposals Maps identifies the site as being located outside of the defined built-up area boundary and therefore the site is designated as countryside. The following policies are considered relevant to this application:

- Policy 25: District Character and the Natural Environment
- Policy 26: Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity
- Policy 33: Development Principles

2.2. With regards Policy 38 (5) Strategic Policy: Flooding, we encourage the integration of simple source control measures such as terminating downpipes above ground level and adapting planting beds to function as rain garden features. These measures will help intercept and treat runoff at source, reducing the volume and pollutant load entering the piped drainage network. It is important to note that the construction of these planting beds does not need to be overly complex or engineered, simple design amendments could help deliver significant benefits.

### The Billingshurst Neighbourhood Plan (2019 – 2031)

2.3. The proposals should also have regard to the following policies from The Billingshurst Neighbourhood Plan:

- Policy Bill 1: Billingshurst Built-Up Area Boundary

### 3.0. Review of the proposal/submitted information

- 3.1. The proposal is for the construction of a chalet style, three bedroom dwelling at the application site using the existing vehicle access from New Road.

#### Landscape character

- 3.2. A mix of mature, early mature and semi-mature trees form the majority of the site's boundaries, providing a strong wooded boundary and enclosed character. This is characteristic of G2: Itchingfield & Barns Green Wooded Farmlands Landscape Character Area. Proposals should consider the Planning and Land Management Guidelines for this LCA.
- 3.3. The southern boundary to New Road is made of a small section of mixed semi-mature hedgerow and trees. The site photographs within the submitted Arboricultural Report show that this hedge is not continuous along New Road and is in poor condition. The proposals include the removal of the existing ash trees and proposes new hedgerow planting to strengthen this boundary. We acknowledge the poor condition and limited long-term viability of the existing ash trees and the benefits of strengthening the hedgerow along New Road. A small number of trees should also be proposed as part of the landscaping proposals to mitigate for tree loss and to maintain the wooded character of New Road, at local level.
- 3.4. The proposals also indicate the removal of the trees to the northern boundary, identified as G5 and T5 in the Tree Survey. These trees could be remnants of former hedged field boundary. Although the Arboricultural Report identifies these trees as poor and low in amenity, we consider these judgements refer to the structural qualities of the trees. In landscape character terms, the removal of these trees will have a negative impact to the existing wooded character of the area and enclosed character of the site.
- 3.5. We note that the submitted Tree Protection Plan (Sht-2) refers to "*New native hedge planting to replace group of trees G5*" and "*New native hedge planting to reinforce the roadside boundary hedge*", which is welcomed. However, we would request that tree planting is also proposed alongside the new native hedges to restore former field boundary and reinstate the wooded character of the site.
- 3.6. The western site boundary is largely open to the neighbouring property. It is currently unclear how this boundary will be treated and whether any planting is proposed to soften the appearance of boundary fencing. Further details are required to demonstrate how any new boundary treatment, to this boundary and across the site, would integrate with the rural character of the site and avoid the introduction of urbanising elements in this countryside location.

#### Proposed layout

- 3.7. Scattered farmstead and residential properties are present along New Road. These are generally facing the road. The proposed dwelling has an east-west orientation, moving away from the prevailing building orientation. We acknowledge the reason behind this departure and have no major concerns in landscape terms. However, we consider that the proposed dwelling will remain subject to considerable shading from the existing vegetation and the proposed landscaping scheme, including the tree planting required to mitigate for tree loss.
- 3.8. The Location and Block plan (FE01 REV B) includes the proposed dwelling and the footprint for the proposed hardstanding parking area. However, the plan does not include any landscaping proposals, neither detail of any other hardstanding areas associated with the new dwelling such as patio area. As currently submitted, the application does not include sufficient detailed information to assess the proposals fully.
- 3.9. The existing oak tree along the southern boundary (T2 of the submitted tree survey) is considered an important landscape feature that should be retained and protected. However, as mentioned above, the submitted information does not sufficiently demonstrate how the proposed development footprint, hardstanding areas and associated construction activities have been designed to account for the tree's Root Protection Area (RPA) and wider growing environment, nor the likely effects of the proposed development on the long-term health and retention of the tree. Further information is required to demonstrate that the proposal has been informed by arboricultural constraints and can be accommodated without adverse impacts on the tree.
- 3.10. Additionally, the proposed dwelling appears to be located in close proximity to the northern boundary, raising concerns regarding the space available to reinstate a native hedgerow and accommodate tree planting along this boundary. The current proposals do not demonstrate that adequate space is available to establish and maintain this planting in the long term.
- 3.11. Overall, whilst the principle of replacing poor-quality boundary vegetation and strengthening the site boundaries is supported, the submitted proposals do not currently provide sufficient information to demonstrate how the development can be accommodated whilst retaining the site's enclosed and wooded character. Further details are required in respect of the proposed landscaping, replacement tree planting, hardstanding areas and arboricultural constraints to enable a full assessment of the landscape and visual impacts of the development.

#### **4.0. Summary**

- 4.1. The application site occupies an enclosed plot within the G2: Itchingfield & Barns Green Wooded Farmlands Landscape Character Area, where wooded boundaries and a strong sense of enclosure are key characteristics. Whilst the proposed replacement of declining boundary vegetation is welcomed in principle, the current submission does not adequately

demonstrate how the development has responded to landscape character and arboricultural constraints.

- 4.2. Additional information is required to demonstrate how the proposed dwelling, hardstanding areas and associated construction activities have been designed to avoid adverse effects on retained trees, particularly the mature oak tree (T2), and to ensure sufficient space is available for the establishment and long-term management of replacement boundary planting.
- 4.3. A comprehensive landscape scheme should be provided showing all hard and soft landscaping proposals, including replacement native hedgerow and tree planting along the northern and southern boundaries, together with details of all proposed boundary treatments. This should demonstrate how the loss of existing trees will be mitigated, how boundary treatments will integrate with the rural character of the site, and how the wooded and enclosed character of the site and surrounding landscape will be conserved and enhanced in accordance with Policies 25, 26, 31 and 33 of the Horsham District Planning Framework.

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

### Place Services – Landscape Team

Email: [landscape@essex.gov.uk](mailto: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.*

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