



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 18593
Date: 10 June 2026

For the attention of: Sophie Moore

Application ref: DC/26/0823
Location: Land To The North of Moat Cottage Worthing Road Dial Post
Horsham West Sussex RH13 8NS
Proposal/Description: Permission in Principle for the erection of 6 no. dwellings

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	☐

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

1.0. Site Context

- 1.1. The Site is located to the west of Worthing Road and close to the A24. It comprises a singular rectangular parcel of grassland, surrounded by hedgerows and trees. Farm buildings are situated in the south-west corner, and an access track runs along the southern boundary. Other surrounding development includes a dwelling to the south and a dwelling to the east. Dial Post village is located to the north.

2.0. Planning Policy Context

West Grinstead Neighbourhood Plan (Referendum version)

- 2.1. Policies which are considered relevant include; Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife.



Horsham District Planning Framework (HDPF) (2015)

2.2. The following policies are considered relevant:

- Environmental Protection - Policy 24
- District Character and the Natural Environment - Policy 25
- Countryside Protection - Policy 26

3.0. Review of the proposal/submitted information

3.1. The Site is located within the J2 Broadford Bridge to Billingshurst Farmlands Landscape Character Area (LCA) of the Horsham Landscape Character Assessment. Key characteristics of this LCA which are relevant to the Site include;

- *Flat to gently undulating landscape drained by small tributary streams of the Adur and Arun*
- *Many scattered woods and copses*
- *Mostly small scale patterns of fields with a strong sense of enclosure*
- *Mostly strong network of hedgerows/shaws with mature oak standards although there has been some loss of these trees*
- *Narrow lanes*
- *Small historic farms and some small-scale ribbon development along lanes*

3.2. The landscape has a moderate sensitivity to change. Guidelines state: *“Ensure any appropriate new development responds to the historic settlement pattern and local design and materials. Such development should be well integrated into the surrounding landscape by setting it within the existing pattern of small native woodlands, hedgerows and shaws.”*

3.3. The Site sits within the rural countryside between Dial Post village and a separated cluster of buildings and houses associated with the village. Other grassland fields also separate the cluster of buildings and the Site from the Dial Post village edge to the north.

3.4. Policy 26 Countryside Protection of the HDPF protects areas outside the built-up area boundary (BUAB) from inappropriate development. The Site does not adjoin the settlement edge of Dial Post and is within the rural countryside. We have some concerns regarding the principle of development away from the edge of Dial Post BUAB, however this is a separate planning matter.

3.5. Para 4.11 of the Planning Statement states that *“the proposed development will not therefore appear as an isolated form of built development within the area, given its proximity to other housing within the road”*. Whilst we acknowledge that the proposal would not be isolated, we note that there is limited development within the immediate surrounding landscape, where the introduction of 6no. dwellings would be considered a larger development proposal than the combined development of all other buildings and houses within this cluster. There is also a clear experiential separation between Dial Post village

and the proposed development, where users of Worthing Road clearly exit the village edge and step into the countryside before arriving at the development Site.

- 3.6. The application has not been supported by a Landscape and Visual Appraisal (LVA). However, based on our professional judgement, the application introduces several new dwellings and other associated paraphernalia into a sparsely developed area outside Dial Post village.
- 3.7. From a visual perspective, the roadside boundary is managed as a low hedgerow, allowing views into the site for road users. There are no other public visual receptors affected by the development proposals. The trees on the other boundaries provide some enclosure for the development site, which would contribute to reducing the adverse visual effects to the site from the immediate surroundings. Visual effects are therefore localised and limited to the immediate surrounding area, and some surrounding fields.
- 3.8. The Site is characteristic of the LCA J2, forming a small grassland paddock within the countryside. In isolation, the proposals would result in a substantial localised effect on the Site, shifting from a characteristic small grassland field to a managed residential character.
- 3.9. However, the character of the site is affected somewhat by the surrounding land uses, including the residential and other building uses located south and east of the site. The presence of existing development would reduce the adverse effects on the landscape character. Along Worthing Road, users travel between Dial Post and the commercial area to the south on the A24. We therefore acknowledge that the presence of such land uses and the general surrounding landscape character results in the site being less sensitive to new development.
- 3.10. The proposed development introduces a ribbon development pattern to Worthing Road, although is setback from Worthing Road and separated by a small new access road and the existing hedgerow. Ribbon development is a noted development pattern within the LCA J2, however, this is not a noted settlement pattern characteristic of Dial Post village.
- 3.11. No landscaping information has been submitted as part of this application. We would advise that additional woodland planting is proposed along Worthing Road in accordance with the Guidelines for LCA J2.
- 3.12. Overall, we judge that the proposed development will result in adverse effects to both landscape character and visual amenity. However, we acknowledge that these effects are limited to the Site, Worthing Road and the immediate surroundings, given the limited public views and the other surrounding development. Nevertheless, we have some concerns regarding the principle of developing within the countryside away from the BUAB, however acknowledge the limited landscape and visual effects.
- 3.13. If minded for approval, we would advise the following recommendations are taken into consideration:

- We advise that additional woodland planting is proposed along Worthing Road in accordance with the Guidelines for LCA J2.
- Hard surfaces should use low-reflective, natural materials (e.g., bonded gravel, hoggin) and be minimised wherever possible to avoid visual intrusion.
- The extent of earthworks will need clarifying, with any requirements for earth movement. Earth should stay on site where possible.
- Softer boundary treatments (i.e. hedgerows, post and rail fencing) should be proposed between plots and on perimeter boundaries where possible. This will contribute to reducing the urbanising effect of development on the countryside.

4.0. Summary

- 4.1. Overall, the Site occupies a small grassland field within the rural countryside, physically and perceptually separated from the BUAB and main built form of Dial Post, despite its proximity to a small cluster of dwellings and other buildings.
- 4.2. The proposed development would introduce a noticeable change at the Site level, replacing a simple pastoral field with residential form and associated domestic features, resulting in localised adverse effects on landscape character and visual amenity. These effects would, however, be largely contained to the Site itself, Worthing Road and the immediate surroundings, with limited wider visibility due to the existing landscape structure and nearby development.
- 4.3. The presence of surrounding built form and the roadside context reduces the overall sensitivity of the Site to some extent, although the scheme would still represent an encroachment into the countryside and the creation of a more consolidated cluster of development that is not reflective of the existing settlement pattern.
- 4.4. Consequently, whilst landscape and visual effects are judged to be moderate and localised, concerns remain regarding the principle of development in this detached countryside location beyond the BUAB, in conflict with Policy 26.
- 4.5. If minded for approval, we advise that our recommendations are taken into consideration within the design proposals and the below conditions are considered.

5.0. Recommended Condition(s)

- 5.1. If minded for approval, we would recommend the following condition for your consideration:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUBMISSION OF LANDSCAPE DETAILS

Prior to commencement of landscape works hereby approved, details comprising plans and particulars shall be submitted to the Local Planning Authority showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted. Any scheme of landscaping details as may be agreed in writing by the Local

Planning Authority shall show the existing trees, shrubs, and hedgerows on the site where 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. Plans should include details of:

- A specification of soft landscape works, include a schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted.
- Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.
- Paved or otherwise hard surfaced areas including the extent and specification for footways and kerbing, together with the type and specification of all permeable paving and asphalt surfaces.
- Existing and finished levels shown as contours with cross-sections, if appropriate.
- Specification of all means of enclosure and all boundary treatments between individual plots, all boundary treatments around the perimeter of the site.

Such details as may be agreed, shall be implemented in their entirety during the first planting season (October to March inclusive) following approval, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority.

If any of the existing (shown for retention) or proposed landscaping shown in the approved details dies, is removed or becomes seriously damaged within 5 years of planting/approval then it shall be replaced in the next planting season (October to March) with others of a similar size and species unless a variance is otherwise agreed in writing by the Local Planning Authority.

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 lost 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.

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.