



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 18433
Date: 11 June 2026

For the attention of: Jacques Burrowes

Application ref: DC/26/0766
Location: Town Barn, Dragons Green Road, Shipley, West Sussex

Proposal/Description: Erection of 1no. self-build dwelling and conversion of existing barn to form home office. Construction of associated driveway.

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	☒
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 application site is located between the town of Southwater and the hamlet of Brooks Green. The Site forms part of a larger grassland field parcel to the south and west of Dragons Green Road. A mix of hedgerows and trees form the roadside boundaries. Large trees also break up the field parcel and demarcate the former field boundaries. There are a number of woodlands and small grassland fields in the surrounding landscape.

2.0. Planning Policy Context

- 2.1. Within the Horsham District Planning Framework (HDPF) (2015) the following policies are considered relevant:

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

2.2. Within the Shipley Parish Neighbourhood Plan (Referendum Version), the following policies are considered relevant:

- Policy Ship HD1: New housing development
- Policy Ship HD3: High quality design

2.3. The Shipley Design Guidance (December 2018) should also be considered within any proposals.

3.0. Review of the proposal/submitted information

3.1. Permission has been granted for the conversion of the existing Town Barn under applications DC/04/2051 and DC/09/2155.

3.2. The Site is located within Landscape Character Area (LCA) G4: Southwater and Shipley Wooded Farmlands within the Horsham Landscape Character Assessment (2003). Key characteristics of this LCA include:

- Gently undulating, strongly wooded landscape.
- Many small to medium size woodland blocks enclosing an irregular pattern of pasture fields.
- Small hamlets and isolated farms.

3.3. The LCA has a high sensitivity to change, particularly noting small-scale incremental change. Guidelines states “*Conserve the rural mostly undeveloped character of the landscape*”.

3.4. The Site sits within the rural, gently undulating countryside that is characteristic of this LCA. The assarted field in which the site is located is currently undeveloped, excepting a small barn at the south-east corner, with limited other development in the surrounding area. Development along Dragons Green Road and Dragons Lane is varied, comprising some single isolated dwellings, small clusters of houses, and some commercial units or farms.

3.5. 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 edge of the settlement and is within the rural countryside. We therefore have some concerns regarding the principle of the development in this rural location.

3.6. The application has not been supported by a Landscape and Visual Appraisal (LVA). However, based on our professional judgement, the application introduces a large new dwelling and other associated paraphernalia into an area characterised by wooded pastoral fields with limited surrounding development. The proposals would result in

adverse localised effects, shifting from a rural field to a managed residential character. However, the surrounding woodland and field boundaries enclose the site, reducing the adverse visual effects to the Site and immediate surroundings.

- 3.7. From a visual perspective, adverse visual effects are judged from Dragons Green Road which runs along two sides of the site and offers views over the top of the hedgerow and between any breaks in vegetation. The wider surrounding landscape is wooded and restricts any mid- or long-distance views towards the site. Visual effects are therefore localised and limited to the immediate surrounding area.
- 3.8. We judge that the proposed development will result in adverse effects to both landscape character and visual amenity, although these are limited to the site itself and Dragons Green Lane. The proposals would have an adverse impact on the landscape character, qualities and visual resource of the site.
- 3.9. Insufficient information has been submitted for the detail required within a Full application. Should the application be minded for approval, it is recommended that appropriate planning conditions are attached to secure the submission of detailed landscaping information.
- 3.10. We would advise the following recommendations are taken into consideration to ensure localised adverse impacts are mitigated appropriately:
 - The dwelling would appear less prominent within the Site if located closer to the existing Town Barn, further south-east within the site.
 - We advise that additional woodland planting is proposed along Dragons Green Road in accordance with the Guidelines for LCA G4.
 - Ornamental garden elements should be limited in extent and transition quickly to a naturalistic, native landscape character to limit suburbanisation of Dragons Green Road.
 - 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 included. Earth should stay on site where possible.

4.0. Summary

- 4.1. Overall, the Site occupies a small grassland field within the rural countryside, physically and perceptually separated from any surrounding built development or settlement.
- 4.2. The proposed development would introduce a noticeable change at the Site level, replacing a rural, simple, pastoral field, resulting in localised adverse effects on landscape character and visual amenity. These effects would, however, be largely contained to the Site itself, Dragons Green Road and the immediate surroundings, with limited wider visibility due to the existing landscape structure and the wooded character.

- 4.3. Consequently, whilst adverse landscape and visual effects localised, concerns remain regarding the principle of development in this countryside location in conflict with Policy 26.
- 4.4. 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 loss 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.