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30/04/2025

For the attention of: Kate Turner

Ref: DC/24/1787; Winterfold Farm, Wimland Road, Rusper, West Sussex RH12 4QU

Thank you for re-consulting us on the planning application for the erection of 1 No. self-build dwelling house for equestrian workers (to replace an existing mobile home granted planning permission under ref: DC/20/0937).

Reason for re-consultation: additional information received on 08/04/2025.

We acknowledge the adjustments made to the cladding and the removal of vehicle area to reduce level changes.

While the visual impacts can be mitigated through the implementation of new planting, we still consider the following:

- The sitting of the proposed self-build dwelling to the paddock field to the south field not to be within the curtilage of the existing dwelling (mobile home).
- The proposals should relate sympathetically with the built surroundings and landscape. A traditional rural farm building approach would be considered more appropriate in landscape character terms instead of the proposed modern interpretation.
- The tree planting proposed to the south does not relate or integrate with the existing landscape pattern or character.

In addition, the landscaping plans under approved application DISC/23/0047, drawings AGM-WIN-B-015 A and AGM-WIN-B-014 A included woodland and tree planting, hedgerow planting within the site, and improvements to the boundary treatment to the eastern boundary combined with new hedgerow. Close board fencing has been replaced with post and wire fencing and there is a section on close board fencing remaining on site. However, we were not able to verify that the approved landscaping scheme had been implemented within the approved timescales at the time of the site visit.

If relocating the proposed new dwelling to a more suitable location is not feasible, and the application is minded for approval, we advise that it be subject to the following:

a) Implementation in full of the approved landscaping scheme as per approved drawings AGM-WIN-B-015 A and AGM-WIN-B-014 A under approved application DISC/23/0047.

b) Revision of the landscaping proposals under the current application DC/24/1787 to include:

- The trees and hedgerow planting to the south of existing open arena retained, as per approved landscaping scheme under application DISC/23/0047.
- New planting to the southern boundary of the proposed dwelling to be revised to adopt a more representative landscape feature to the Low Weald Hills LW4 LCA “Strong pattern of shaws and hedgerows.”
- Omission of ornamental planting around the new dwelling.
- New hedgerow planting along the entirety of the eastern boundary, including the wider site area (blue line).

c) The adoption of a traditional rural farm building approach, which would be more appropriate in terms of landscape character, instead of the proposed modern interpretation.

If you have any queries regarding the matters raised above, please let me know.

Kind regards,

Almudena Quiralte Palomar BA (Hons) Dip LA CMLI
Senior Landscape Architect Consultant

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.