



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15801
Date: 26 March 2026

For the attention of: Daniel Holmes

Application ref: DC/25/1996
Location: Downsview Paddock New Hall Lane Small Dole West Sussex BN5 9YJ
Proposal/Description: Proposal for a single pitch settled gypsy accommodation site (Retrospective).

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	☐

1.0. Site Context

- 1.1. The Site is located to the south of New Hall Lane, to the west of Small Dole village. Other residential development is located to the south of New Hall Lane.

2.0. Planning Policy Context

Horsham District Planning Framework

- 2.1. Relevant policies include:

- Policy 23: Gypsy and Traveller Accommodation
- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity

Henfield Neighbourhood Plan (Made 2020)

- 2.2. Relevant policies include:

- Policy 10: Green Infrastructure and Biodiversity



3.0. Review of the proposal/submitted information:

- 3.1. The Site forms part of the linear built development which exists along New Hall Lane. Development of this parcel is not out of character with other development in the surrounding area. This also reduces the effects on the landscape character.
- 3.2. The mobile home, touring caravan and other structures are situated towards the back of the property, providing further setback from New Hall Lane. This reduces the potential visual effects associated with the development proposals.
- 3.3. Overall, landscape concerns regarding the retrospective development of this plot are minimal. We advise the following recommendations are considered:
- 3.4. It would be recommended that hedgerows are planted in double staggered rows, preferably 5 plants per linear metre. There should also not be equal numbers of each species. Instead, it is recommended that it is specified in percentages, as shown below:
 - 60% Hawthorn (*Crataegus monogyna*)
 - 20% Field maple (*Acer campestre*)
 - 10% Hazel (*Corylus Avellana*)
 - 5% Trees (wild cherry, oak or hornbeam)
 - 5% made of holly, crab apple, dogwood and guelder rose (only a few % each IF they are present in the locality).

4.0. Summary

- 4.1. From a landscape perspective, the proposals can be accommodated on this site with only minimal adverse landscape effects. We advise the above recommendations are considered.

5.0. Recommended Condition(s):

- 5.1. 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 preparation and establishment operations.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and furniture (bins). 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 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.