HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Knowe Top Farm Broadford Bridge Road West Chiltington West Sussex
DESCRIPTION:	Construction of a pressing centre building including associated access, hardstanding and landscaping
REFERENCE:	DC/26/1171
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Modification No objection / Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

The missing figures, ZTV and photographs from the LVIA have been submitted, with thanks. The specific actions previously required have not been addressed, such as design refinement, further detail and consideration of advanced planting. Nevertheless, this information can be secured via bespoke condition. Please see details below.

1st set of comments

Modification and more information is required in order to demonstrate the efficacy and deliverability of proposed mitigation measures. Current proposals do not adequately address the identified adverse landscape and visual effects.

Of key concern is the missing figures, ZTV and photographs from the LVIA; as a result, many assessments and conclusions made cannot be substantiated.

Please see specific actions required under points 9-12.

MAIN COMMENTS:

Existing Site Context

1. The proposed site is located outside of the Built-Up Area Boundary (BUAB), in a countryside location.
2. Notwithstanding existing agricultural use to the south, also within the applicant's ownership, both the immediate and wider landscape context is rural in character, comprising agricultural, undeveloped fields, woodland, treelines and scattered farmhouses.
3. Multiple public rights of way (PRoW) are located in the surrounding area, providing access and enjoyment of the countryside to sensitive receptors. These include but are not limited to the following:
    a. PRoW 2356 to the west of the site, running north-south

b. PRoW 2406 from the southwest of Knowes Top Cottages, running east-west

4. Views into the site from the footpath network are widely available and experienced by sensitive receptors within the countryside, who currently enjoy the surrounding rural and agricultural landscape.

LVA

5. The LVA provided has been reviewed following the Landscape Institute's Technical Guidance Note (2020). Key parts of the assessment cannot be relied upon and should be treated with caution, which include but are not limited to the following:
    a. None of the appendices including figures, viewpoint photographs, ZTVs and visualisations referred to throughout the appraisal have been provided. As a result, it is not possible to verify or assess the appraisal to a sufficient level.
    b. The landscape receptors identified are not comprehensive enough. We would expect to see descriptions of effects on the LCA F1, the site itself and further individual components such as landform/field pattern, land use, and perceptual and aesthetic aspects of the local landscape setting and character. Buildings are not generally regarded as landscape receptors and their inclusion risks overlooking effects on the landscape resource itself.
    c. The criteria for Magnitude of Effects are unclear and no framework is provided to clearly explain how sensitivity and magnitude have been combined to conclude landscape or visual effects.
    d. The assessment focuses wholly on proposed built form and does not adequately consider the intensification of operations and associated activity within the rural landscape. As such, effects on tranquillity have not been assessed.
    e. Differing conclusions are made regarding visual effects despite various receptors being assigned the same value, susceptibility, sensitivity and magnitude of change.
    f. As per GLVIA3, assessing the visual sensitivity of receptors combines judgements of the value attached to the view with the susceptibility of the receptor to the type of change or development proposed. However, the criteria provided for sensitivity relates more closely to value.
6. Point 5a notwithstanding, there are a number of remarks and conclusions that are disagreed with, which include but are not limited to the following:
    a. The rows of grape vines should be afforded medium value, as opposed to low; based on the criteria provided, they are representative of the F1 LCA whilst not having existing designations.
    b. In the absence of value of views criteria, the assessment of Viewpoint 05 as low value is not fully substantiated. Based on the criteria provided for sensitivity (point 5f), a medium value judgement would be more reasonable.
    c. Given the substantial and moderate adverse visual effects identified, it is not agreed that the proposed development can be accommodated without causing undue harm to visual amenity.
7. Robustness and disagreements notwithstanding, it is unclear how proposals have been influenced by the LVIA and the effectiveness of the proposed mitigation measures has not been demonstrated. These measures are described only in broad terms and their implementation, establishment and long-term effectiveness are not properly evidenced or reflected within the proposals.
8. It cannot therefore be concluded that the proposed mitigation would adequately address the adverse landscape and visual effects identified. Particular concern remains regarding effects experienced from nearby PRoWs. Consideration of advanced planting as part of the mitigation measures is recommended.

Design Considerations – Action required

9. As above, amendments are required for the LVIA to include supporting information and design refinement.

    Information has now been provided, with thanks. No design refinement has been demonstrated. Nonetheless, closed.

Design Considerations – May be secured via condition if preferred

10. Consideration of advanced planting as part of the mitigation measures, in combination with planting approved under DISC/17/0103, is encouraged.

    To secure via condition. Closed.

11. Further detail of proposed, 'Mixed, native species scrub and tree specimens' is requested to demonstrate the efficacy and deliverability of proposed mitigation measures.

    To secure via condition. Closed.

12. As discussed within pre application advice, an outline Landscape Management and Maintenance Plan (LMMP) is requested.

    To secure via condition. Closed.

13. As discussed within pre application advice, robust measures to minimise levels of light pollution and light spill, including shielding to limit visibility, are requested.

    To secure via condition. Closed.

RECOMMENDED CONDITIONS: N/A at this stage

Advanced Planting

Pre-Commencement (Slab Level) Condition: No development above slab level of any part of the development hereby permitted shall take place until the details of proposed planting along the western boundary are submitted to and approved in writing by the Local Planning Authority. Confirmation of the delivery of these landscape works shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure identified adverse visual effects are satisfactorily mitigated, including during construction, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Hard and Soft Landscaping

Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

a) Details of all existing trees and planting to be removed and retained
b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
c) Details of all hard surfacing materials and finishes
d) Details of all boundary treatments
e) Details of all external lighting; to include robust measures to minimise levels of light pollution and light spill, including shielding to limit visibility
f) Ecological enhancement measures set out in Section 6 of the Preliminary Ecological Appraisal by Co-ecology, dated 29/05/2026

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape Management and Maintenance Plan

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas (including any buffer zones) has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details. Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	29/10/2026 23/11/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	02/11/2026 23/11/2026