



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15104
Date: 11 March 2026

For the attention of: Bethan Tinning

Application ref: DC/26/0063
Location: Grainingfold Farm House Horsham Road Five Oaks
Billingshurst
Proposal/Description: Formation of agricultural access and hardstanding (off
Horsham Road).

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. Review of the proposal/submitted information:

- 1.1. The proposals include the removal of a section of hedge adjacent to the road in order to facilitate the construction of the proposed access.
- 1.2. The proposed native species hedgerow either side of the new access is accepted and will assist in integrating the access into the rural appearance of the surrounding area. The 5-bar style of gate is considered acceptable for the same reasons.

2.0. Summary

- 2.1. We have no landscape objection to the principle of the proposed new access. Details of planting can be obtained by condition.



3.0. Recommended Condition(s):

3.1. If minded for approval, we would recommend the following conditions for your consideration:

1. PRIOR TO COMMENCEMENT: Soft Landscaping

No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

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.