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Sent: 18 June 2026 17:36:28 UTC+01:00
To: "Hannah.Darley" <Hannah.Darley@horsham.gov.uk>
Cc: "Landscape Heritage" <Landscape.Heritage@horsham.gov.uk>
Subject: DC/26/0352 New House Farm Old Crawley Road Faygate

Dear Hannah,

Please see below advice for **DC/26/0352 New House Farm Old Crawley Road Faygate**

The proposed development is for the erection of a building comprising 4no. commercial units, creation of new vehicle access to Old Crawley Road and associated car parking and landscaping.

The additional building would be experienced within the context of the existing cluster of agricultural buildings across the wider site. In principle, this may be acceptable, subject to criteria of policies 25 and 26 of the HDPF being met. These policies require, amongst other matters, that development is of an appropriate scale relative to its countryside character and location, does not lead to a significant increase in the overall level of activity in the countryside, and conserves or enhances the key features and characteristics of the landscape character area in which it is located. Furthermore, the proposed development would need to provide appropriate environmental enhancements, in line with the high expectations set out by Policy 10 of the HDPF.

The site is located outside but within the setting of the High Weald National Landscape (HWNL), therefore the requirements of Policy 30 must be considered. Policy 30 states that proposals must demonstrate that *there will be no adverse impacts to the natural beauty and public enjoyment* of the HWNL. In addition, proposals should have regard to the High Weald AONB Management Plan and must demonstrate, amongst other criteria, *how the key landscape features or components of natural beauty will be conserved and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary providing mitigation or compensation measures.*

It is noted that the proposed use is commercial in nature, as opposed to the agricultural use of adjacent built form, and therefore it does not align with the first three criteria of Policy 26. Consideration should be given to whether the proposal satisfies criterion 4, *namely that it enables the sustainable development of rural areas*. In this respect, please consider if it has been demonstrated whether the proposed commercial and storage use would support sustainable development and if the proposal complements the wider business diversification objectives New Place Farm.

The site lies within Landscape Character Area K2, of the Horsham District Landscape Character Assessment (2023). Relevant planning and land management guidelines for this character area state that built development around Horsham should be well *integrated with the exiting landscape patterns by bold native woodland and hedgerow*

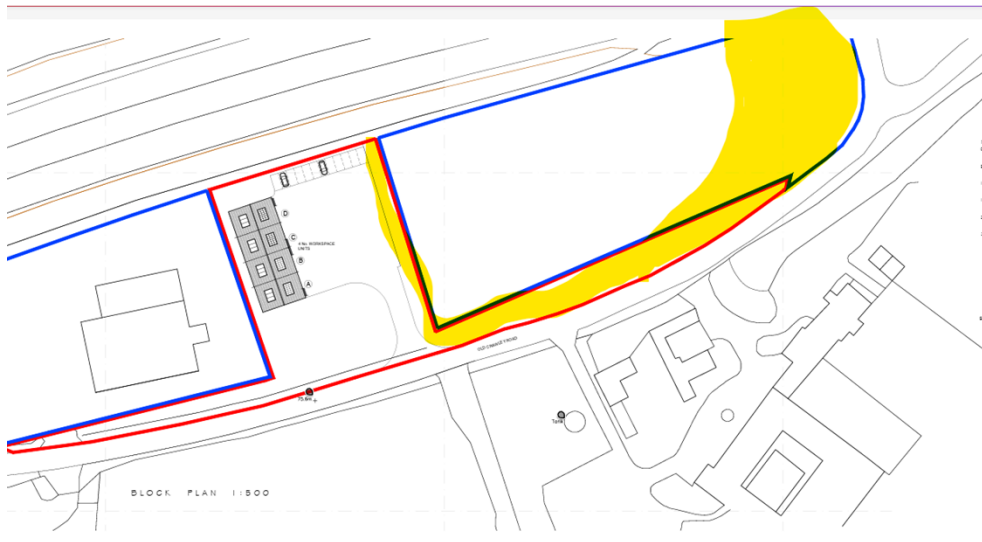
planting. Buildings should also blend in with the landscape in scale, form, colour and design. In addition, that proposals should seek to conserve and strengthen existing hedgerows, and plant new hedgerows.

The addition of a commercial building in this location is likely to result in an incremental change to the local character of the area and setting of the High Weald National Landscape. Based on the information provided, it is considered that the existing landscape and visual baseline will meaningfully change, not only with the introduction of additional built form but also as result of the significant hedgerow removal fronting Old Crawley Road, to allow for the required visibility splays. The extent of which the hedgerow is to be removed is indicated in the Habitat monitoring plan. This is considered to have an adverse effect on the character of the area and visual amenity of Old Crawley Road but also on the setting and enjoyment of the HWNL.

The proposed layout indicates the building would be set back from Old Crawley Road, orientated north to south, with parking closer to the northern boundary away from the HWNL. The provision of new hedgerow planting along the visibility splays and along the eastern boundary (noting the BNG proposed habitat plan requires amendment to include the eastern boundary mitigation) is welcomed as mitigation measures. However, given the site's proximity to the HWNL, further mitigation and clarification are required as follows:

1. Hedgerow planting should be provided along the full frontage of the site adjoining Old Crawley Road, to soften the appearance of the development from the HWNL, including available views from near public rights of ways. This hedgerow and all other proposed hedgerows are required to comprise species rich native planting, at a minimum height of 60-90cm, at a density of 6 plants per metre in a staggered double row.
2. Clarification is required as to whether replacement hedgerow planting associated with the visibility splays will be located in front of, or behind, the existing fencing to the west of the site
3. Confirmation is required as to whether the site is to be fenced and gated. If so, full details should be provided to ensure that the level and design of security measures do not detract from the rural character of the area or adversely affect the enjoyment of the HWNL.
4. The colour and finish of the aluminium elements of the building should reflect those of the adjacent buildings to ensure visual cohesion within the existing cluster.

In addition, to meet the requirements of Policy 10 of the HDPF, further planting should be incorporated to deliver meaningful environmental enhancement. In this regards, consideration should be given to additional woodland planting, as crudely indicated in the extract below, and in accordance with the LCA K2 planning and management guidelines, to strengthen landscape structure and reinforce local character.



In summary, while the presence of existing large-scale agricultural buildings provides some context for additional built form, the proposed commercial use and limited landscape integration and environmental enhancement, raises concerns in relation to Policies 10, 25, 26 and 30 of the HDPF. Notwithstanding, it is considered that subject to the provision of further information and appropriate mitigation demonstrating that the development can be successfully integrated into the landscape and deliver environmental enhancement in accordance with policy requirements, these concerns can be overcome.

Please let me know if you have any queries or wish to discuss further.

Kind regards,

Inês

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