



Horsham District Council  
Parkside  
Horsham  
West Sussex  
RH12 1RL

Our ref: 14405  
Date: 18 February 2026

For the attention of: Tamara Dale

**Application ref:** DC/26/0006  
**Location:** Land South Of The Bowling Green, The Daisycroft, Henfield, West Sussex BN5 9RN  
**Proposal/Description:** Erection of 9no. detached dwellings with associated parking, landscaping, hardstanding, access and associated works.

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                                           | <input checked="" type="checkbox"/> |
| No landscape objection, subject to attached recommendations and/or conditions | <input type="checkbox"/>            |
| Further information required prior to determination                           | <input type="checkbox"/>            |
| No landscape comments / does not wish to comment                              | <input type="checkbox"/>            |

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. Site Context

- 1.1. The site lies outside the Built-Up Area Boundary of Henfield, on the eastern side of Daisycroft. Henfield Bowling Green and allotment plots are located to the north, with residential properties forming the western and southern boundaries.
- 1.2. The site is relatively flat and comprises an existing outbuilding and predominantly neutral grassland, with sections of non-native hedgerow along part of the northern boundary, and scattered trees within the site. The eastern site boundary and associated vegetation are shown on historic maps. There are two trees (T2 & T3) along this boundary protected by Tree Preservation Order (TPO).

- 1.3. Henfield Conservation Area lies immediately south of the site, and a Grade II Listed building is located to the south-west. Deciduous woodlands are present within the surrounding landscape.
- 1.4. The site forms part of a draft housing allocation in the Draft Horsham District Local Plan and is similarly allocated within the current Henfield Neighbourhood Plan.
- 1.5. The Horsham District Landscape Character Assessment (2003) identifies the site within the Landscape Character Area (LCA) D2: Hendfield and Small Dole Farmlands. Relevant key characteristics include small to large size regular and irregular fields with a variable hedgerow pattern. The overall sensitivity to change is assessed as high due to the area's visibility, some ridgelines and moderate to high intrinsic landscape qualities. Key sensitivities relate to large scale housing or industrial development and the cumulative impact of small scale incremental change, e.g. suburbanisation.
- 1.6. Planning and Land Management Guidelines include:
  - Ensure any development does not intrude onto visible ridgelines.
  - Ensure any appropriate new development responds to traditional local design and materials, including flint/brick and sandstone.
  - Conserve and manage existing hedgerows, especially where they surround small scale irregular field patterns.

## **2.0. Planning Policy Context**

- 2.1. The site forms part of a draft housing allocation in the Draft Horsham District Local Plan and the Henfield Neighbourhood Development Plan (HNDP) Policy 2.4: Land South of the Bowls Club, off Furners Mead, Henfield.
- 2.2. From the Horsham District Planning Framework, the following policies are of relevance: Policy 25, Policy 26, Policy 31, Policy 32 and Policy 33.
- 2.3. Although not within the Conservation Area, the site abuts the Henfield Conservation Area and therefore proposals should consider Policy 34: Henfield Conservation Area.

## **3.0. Review of the proposal/submitted information:**

- 3.1. The Design and Access Statement refers to a Tree Report and Arboricultural Impact Assessment prepared by Canopy Consultancy, but these documents do not appear to be included within the submitted material.

### Design, layout and relationship to local context

- 3.2. Henfield NPD Policy 2.4 (c) states:

“The proposal comprises single storey dwellings suitable for older and downsizing households to meet local need.”

However, the Design and Access Statement sets out a mix of 3No 2Bed (4 Person), 3No 3Bed (6 Person) and 3No 4Bed (8 Person). These are not consistent with the required dwelling types and are proposed as two and three storey buildings, contrary to the single storey requirement.

- 3.3. Policy 2.4 (a) also requires the design to demonstrate an understanding of the landscape character and to ensure appropriate scale and massing. This has not been sufficiently addressed.
- 3.4. Increased building heights have required the introduction of flat roof elements, which are out of character, to reduce visual prominence. This indicates that the scale exceeds what is appropriate for the locality and in relation to the site's proximity to the listed building. The predominantly single-storey character along The Daisycroft (with the exception of Little Orchard property) provides a clear precedent aligned with Policy 2.4.
- 3.5. The site's proximity to the listed building requires the development to be low rise and low density with the additional requirement for a buffer zone in the southwestern area of the site. Whilst the open space proposed to the south-west corner is positive in theory, the orientation of dwellings backing onto it and the narrow linking path between plots are not appropriate in terms of amenity, passive surveillance or good design. There is an opportunity to extend the open space across the southern boundary to form a cohesive open space buffer.
- 3.6. In addition, the proposed layout creates a narrow corridor between rear garden fences of existing southern properties and the new scheme. This raises concerns regarding safety, passive surveillance and maintenance responsibilities. Such leftover spaces should be avoided and the removal of fencing and use of new planting along the existing southern boundary is preferable.
- 3.7. The proposed parking arrangements appear to be 'shoe-horned' into the layout, resulting in several locations that raise concerns about safety and practicality. In particular, the placement of parking spaces on or immediately adjacent to road corners creates potential hazards for both vehicles and pedestrians.
- 3.8. Policies 32 and 33 of the HDPF advocates for a development that is of high quality, well designed, creates a 'sense of place' and provides an attractive, functional, accessible, safe and adaptable environment. Because of the issues outlined above, we consider that the proposed layout fails to achieve these principles and is in conflict with Policies 32 and 33.

#### Existing and new green infrastructure

- 3.9. The eastern boundary has historic landscape value. The mature oak trees T2 and T3, both protected by TPO, exhibit some features towards potential candidate to veteran tree status. The Preliminary Ecological Assessment notes that these trees meet all six condition

criteria, but the table incorrectly states only five under 'Number of criteria pass.' If all 6 criteria are met, the tree achieves the highest possible condition score for this habitat type.

- 3.10. The proposed layout places rear gardens and fencing within the Root Protection Area (RPA) of the TPO trees, and in the case of the northern of the two trees, directly through the trunk. This risks long-term harm through root pressure and potential future requests for crown reduction by residents. An active frontage development would better respect the sensitive landscape features and improve the scheme's response to character. This issue is directly relevant to Policy 31 of the Horsham District Planning Framework (HDPF), which seeks to protect and enhance green infrastructure and biodiversity and ensures that new development incorporates this. The existing trees are important landscape assets which contribute to biodiversity and green infrastructure. This issue also relates to the common objectives of Policies 25 and 26 of the HDPF, which seek to conserve landscape character and safeguard key natural features.
- 3.11. The new hedgerow and hedgerow tree planting along the northern boundary is welcomed.
- 3.12. Proposed planting along the eastern boundary should be carefully reviewed to ensure adequate distance from existing trees for long-term canopy development.

#### Lighting

- 3.13. Given the site's relative proximity to the South Downs National Park (SDNP) Dark Skies Zone, light intrusion within the rural setting should be considered. Any external lighting proposed should follow the SDNP Dark Skies Technical Advice Note (Version 2) and The Bat Conservation Trust guidance note 08/23, to mitigate adverse landscape effects.
- 3.14. The Preliminary Ecological Assessment recommends a low-impact lighting strategy with designated dark corridors to protect bat habitats, where present.

### **4.0. Summary**

- 4.1. While the principle of development is not opposed, Policies 32 and 33 of the Horsham District Planning Framework (HDPF) require high-quality design that creates a sense of place and provides a functional, safe and attractive environment. The layout raises concerns regarding passive surveillance, design quality and impacts on existing valued landscape features. The proposed layout and building heights do not respond to the requirements of the allocation policy.
- 4.2. Overall, we consider the proposals to be in conflict with allocation Policy 2.4 of the Henfield Neighbourhood Development Plan and Policies 25, 26, 31, 32 and 33 of the Horsham District Planning Framework.
- 4.3. We recommend that the scheme is reviewed to align with policy requirements, deliver connected, safe and well-designed open spaces, and protect and enhance valued landscape features that contribute positively to the local character. Proposals should also

consider the Planning and Land Management Guidelines for the Landscape Character Area D2: Henfield and Small Dole Farmlands.

Please contact us if you have any queries in relation to this advice.

### Place Services – Landscape Team

Email: [landscape@essex.gov.uk](mailto: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.*