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Horsham District Council
Parkside
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West Sussex
RH12 1RL

Our ref: 24610
Date: 16 November 2026

For the attention of: Robert Hermitage

Application ref: DC/26/1595
Location: Land To The South of Station Road Warnham West Sussex
Proposal/Description: Erection of 8 nos bungalows with associated parking and landscaping utilising the permitted access off Station 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	☐

1.0. Site Context

1.1. The Site is located to the east of Warnham village and is situated to the south of Station Road (Public Right of Way (PRoW) WAR-1574). The train station is located approximately 500m further east along Station Road.

1.2. Limited other houses or buildings are located surrounding the Site, given its location within the countryside. Grade II listed Weston Place lies to the south-west, and the Grade II listed Granary lies to the west of the site.

1.3. The field parcel itself comprises a singular grassland field which is well enclosed on all boundaries by established vegetation.

2.0. Planning Policy Context

Horsham District Planning Framework (HDPF)

2.1. Policies relevant to this application include: Policy 25: The Natural Environment and Landscape Character, Policy 26: Countryside Protection, Policy 31: Green Infrastructure and Biodiversity and Policy 33: Development Principles.

Horsham District Local Plan 2023-2040 Regulation 19

2.2. As of January 2026, the Horsham District Local Plan (Regulation 19) is 'submitted' and the following policies are relevant:

- Strategic Policy 13: The Natural Environment and Landscape Character
- Strategic Policy 14: Countryside Protection
- Strategic Policy 17: Green Infrastructure and Biodiversity
- Strategic Policy 20: Development Principles

2.3. Warnham Neighbourhood Development Plan (Made June 2019)

2.4. Policies considered relevant include:

- Policy W1: Built-Up Area Boundary
- Policy W5: Design of residential development

3.0. Review of the proposal/submitted information:

3.1. The Site is located within the Landscape Character Area (LCA) K2 Warnham and Faygate within the Horsham Landscape Character Assessment (2003). This area is judged to have a moderate sensitivity to change. Key characteristics of this LCA include:

- Flat to gently undulating clay vale
- Medium to large scale field pattern of arable farmland, with smaller areas of pasture.
- Isolated patches of woodland
- Dominance of major road and rail communication routes.
- Visual intrusion in parts from retail and industrial areas, housing and sand and gravel workings.

3.2. The Site sits within the rural, gently undulating countryside that is characteristic of this LCA. The assarted field in which the site is located is currently undeveloped, with limited other development in the surrounding area. Linear development extends west of the Site towards Warnham and largely comprises detached dwellings on the northern side of Bell Road.

3.3. HDPF Policy 26 Countryside Protection and WNDP Policy W1 protects areas outside the built-up area boundary from inappropriate development. The Site does not appear to form a natural extension to the existing settlement pattern of Warnham and would introduce residential development into an isolated parcel of countryside. This has the potential to weaken the distinction between the settlement and surrounding rural landscape.

3.4. We note that the Site is physically separated from both Warnham village and Warnham railway station, reinforcing its rural character and relative detachment from the existing settlement.

3.5. The application has not been supported by the submission of a Landscape and Visual Appraisal (LVA). Given the Site's location within the countryside and the proposed change in land use, we would have expected a proportionate LVA to be submitted to assess likely landscape and visual effects.

3.6. In our professional judgement, the proposals would result in an adverse effect on local landscape character through the change from a rural field to a managed residential environment.

3.7. We consider that visual effects are likely to be localised and limited to the immediate surrounding area. The trees and vegetation along Station Road provide a good level of screening from publicly accessible viewpoints in the immediate area.

3.8. The proposed arrangement of eight bungalows reflects an urbanised development form, with a density and layout that appear incongruous with the site's rural setting. As such, the proposals have the potential to erode local rural character and introduce a more suburbanising influence into the landscape.

3.9. Whilst planning permission has been granted for an agricultural or forestry access under application DC/20/1812, the access requirements associated with residential development differ significantly in terms of design, visibility requirements, construction activity and the frequency of vehicular movements. Consequently, the landscape and visual effects of the proposed access should be considered on their own merits.

3.10. The new access is proposed from Station Road and PRoW WAR-1574 which run along the northern boundary. Tree removals will be required and potentially other clearance to facilitate visibility splays. This is likely to represent the main public visual receptor from which adverse visual effects would be experienced.

3.11. The new access, visibility splays and associated engineering works have the potential to urbanise the Site frontage and erode the rural character currently experienced along Station Road and PRoW WAR-1574.

3.12. In addition to the dwellings and access, the development would introduce associated residential features including domestic lighting, parked vehicles, garden structures, boundary treatments and residential activity, which would contribute to the suburbanisation of the Site and alter its currently rural character.

4.0. Summary

4.1. Overall, whilst landscape and visual effects are likely to be localised due to the enclosed nature of the Site, the proposal would introduce a suburban form of residential

development into a currently undeveloped rural field that is physically separated from the main settlement. In the absence of an LVA, and given the concerns identified regarding the site's rural character and settlement relationship, we are unable to fully support the proposal from a landscape perspective.

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

Place Services – Landscape Team

Email: landscape@essex.gov.uk

This advice has been provided by Place Services 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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.