HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Denne Meadows Farm Denne Road Horsham West Sussex
DESCRIPTION:	Demolition of existing dwelling, outbuildings, and agricultural/storage buildings and erection of a replacement dwelling. Erection of a detached annexe to provide ancillary accommodation. Erection of an agricultural barn. Associated hard and soft landscaping works to include the formation of retaining walls, paved terracing and an external reflection pool. Alterations to the existing driveway. Creation of a new pond.
REFERENCE:	DC/24/1839
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Modification / Advice No Objection / Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

The updated landscape plans address our concerns in regard to adverse visual effects and are welcomed. In addition, tree planting plans as well as information relating to tree staking and guards have been submitted, thus negating the need for a landscaping condition as the outstanding requirements are deemed as minor on this occasion.

Notwithstanding this, while we are satisfied with the height and maturity of the trees proposed to screen views from viewpoint A, we would advise that plants should be sourced from seed or stock from the Region of Provenance 40 in order to ensure resilience and therefore successful establishment. In addition, a predominance of one species or variety should be avoided in order to minimise the risk of widespread biotic threats, therefore we would recommend adding Carpinus betulus and/or Tilia cordata of the same height and girth to the mix, both of which are suitable species for the landscape character area. This information is not needed to be submitted, however.

1st set of comments

In the absence of a landscape and visual appraisal (LVA), it is our judgement that the urbanising form and visual prominence of the proposals have an adverse effect on visual amenity of nearby public rights of way (PRoW), contrary to policy 25 of the HDPF.

Whilst we acknowledge that the principle of development is acceptable, further consideration of building heights needs to be given with the intention of enhancing the scheme to ensure visual harm is appropriately mitigated.

MAIN COMMENTS:

Site description & context

The proposed site is situated outside of the Built Up Area Boundary (BUAB), in a countryside location. It is irregular in shape, currently comprising a cluster of various, modest agricultural structures, 1no. dwelling and associated hardstanding. Post and rail and/or stock proof fencing defines the eastern and southern boundaries, with a mature tree line bounding the southwestern portion and combined hedgerow and access road defining the northwestern boundary. Dense vegetation is located to the north-east of the site and trees feature throughout. A pond lies in the southeastern corner and paddocks comprise the southwestern parcel. The site gently slopes to the north where it meets the River Arun further from the red line boundary.

Agricultural land surrounds the site on all sides save for the north, which is wooded but follows to the south of Horsham and the BUAB where the character is more residential in nature. The immediate and wider landscape context to the south can be described as wooded and pastoral, comprising an irregular field pattern defined by hedgerow and hedgerow trees, interspersed by large areas of woodland. With the exception of Horsham to the north and some scattered built form, there are few urbanising detractors in the immediate landscape context.

Multiple PRoWs are located in close proximity, however those that offer views onto site include:

- PRoW 1856 running north-southeast, connecting at the southwestern corner of the site
- PRoW 1877 running west-east south of the site in a slightly more elevated position
- A small section of PRoW 1900 along the steps where all tree footpaths converge.

These views, whilst affecting a relatively short portion of the footpath route, are experienced by receptors within the countryside and read in line with the rural context of the surrounding area, including any associated agricultural structures and the discreet appearance of the existing dwelling where by roof shape and modest building height, blends sympathetically into the landscape. The site is therefore considered to contribute to the recreational enjoyment of the users of the footpath.

Proposed access will be achieved by utilising existing access, altering materials used. No vegetation is noted to be removed, however no arboricultural impact assessment has been submitted.

Landscape character

The proposed site falls within P1 – Upper Arun Valleys (LCA) as defined by the Horsham District Landscape Character Assessment (2003). Key relevant characteristics of P1 experienced within the site and contextual landscape include: *lush valley bottoms with small drained irregularly shaped pastures; occasional curving strips of woodland on valleysides;* and *mostly rural unspoilt character, except for urban edge influence around Horsham.* Planning and Land Management Guidelines state to: *conserve the open character of the floodplain; ensure any small scale development on the valleysides respects historic settlement pattern, form and building materials and is integrated into the existing landscape pattern of small woodlands and hedgerows; conserve and manage valleyside woodland and hedgerows; create new small wetland areas such as reedbeds and marsh; pollard existing willows and plant new ones;* and *seek to reduce the intensity, extent and visual impact of horse grazing.*

The Horsham District Landscape Capacity Assessment (2014) locates the proposed site within Local Landscape Character Area (LLCA) 20: Land to the South of Horsham and looks at the landscape character characteristics and sensitivities at a smaller scale. Landscape Character Sensitivity is identified by the following key relevant traits: *undulating landform intersected by the*

River Arun; there is a medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws; and *mostly unspoilt rural character…the landscape is in good condition.* Visual sensitivity is *moderate-high due to the relatively high visual prominence of the landform in the area*.

In regard to Landscape Value, LLCA 20 describes the following relevant qualities: *ecological and historic interest of small woodlands, river and species rich meadow grassland; moderate tranquillity in the north of the area due to some localised urban influences, but the area has many semi-natural qualities; high amenity value of landscape with rights of way and open access land. The area forms an important green lung on the edge of Horsham and is very well used by local residents;* and *very important in providing attractive landscape setting to the town.*

Proposal

The proposal is for the demolition of the existing dwelling and all agricultural structures, as well as the erection of 2no. dwellings and 1no. agricultural barn. The site benefits from the fallback position of use class C3 for 1no. dwelling, therefore the principle of development is established. In the absence of an LVA, we have made the professional judgement that while the proposals have been sympathetically designed with the topography in mind, concern remains with the increase in building height and how this would be experienced by the highly sensitive receptors along the PRoW network in close proximity.

The proposed dwelling would be significantly larger than existing and as such would be disproportionate to the size of the existing dwelling, contravening Policy 28 of the HDPF. While the 772m^2 increase in overall above ground floor area is a substantial addition, itself exceeding the existing floor area, as referenced above, our chief concern lies with the proposed heights. In some areas these appear to exceed 8m, compared to current elevations which are under 6m for the dwelling and annexe, and roughly 4m and under for the ancillary agricultural structures. This large difference in height may give rise to adverse visual effects. It is noted that a similar refused application for a building on this site with a height of 8m, and subsequent appeal under SQ/87/01, was dismissed for the following reasons, *'it would appear as an incongruous feature in the landscape which would be detrimental to the visual amenities and rural character of the area…My overall conclusion is that the size and siting of the proposed building would detract substantially from the rural appearance of the area'*.

It is welcomed that an extent of the development is contained within the topography of the site, and that green roofs will serve to soften longer range views. However, a portion of the proposals will be visually prominent in the landscape and may result in a sense of domestic and residential sprawl, at odds with the undeveloped nature of the surrounding area as observed by users of the PRoWs associated with the countryside.

With this in mind, it is recommended that Type 2 (3D wireline/model) or Type 3 (photomontage/photowire) visualisations are produced and submitted to ascertain the level of adverse effect likely to be experienced by the proposal and proposed mitigation measures that demonstrate how the proposal will protect, conserve or enhance the key features and characteristics of its landscape character area. This must be carried out in accordance with the principles set out within the TGN 06/19 Visual Representation of development proposals prepared by the Landscape Institute (LI). The recommended locations for these viewpoints (A and B) are indicated in the markup below:



RECOMMENDED CONDITIONS:

If you're minded to recommend the application for approval without the concerns addressed above the following details must be secured by condition:

Arboricultural Method Statement

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

~~**Hard and Soft Landscaping Scheme**~~

~~**Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, 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:~~

- ~~Details of all trees and planting that are:~~
  - ~~Existing~~
  - ~~To be retained~~
  - ~~To be removed~~
- ~~Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names~~
- ~~Coordination of planting plans with ecological enhancement measures set out in Section 4.2 of the Preliminary Ecological Appraisal by Christopher Reed, dated November 2023~~
- ~~Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment~~
- ~~Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required~~

- ~~Details of all boundary treatments – such as walls, fencing and railings – including location, type, heights and materials~~
- ~~Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification~~
- ~~Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as the pond, retaining walls etc – including cross sections where necessary~~

~~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 5 years after completion of the development. Any proposed planting, which within a period of 5 years, 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).~~

External Lighting
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a detailed lighting scheme shall has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.
In addition, the design shall be based on guidance from SDNP Dark Skies Technical Advice Note Version 2 and The Bat Conservation Trust guidance note 08/23, and include:

- 3000Kelvin or lower
- 500 Lumens or below
- Where appropriate, use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.
- Horizontally mounted luminaires with no light output above 90° and/or no upward tilt

The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such.
Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	30/12/2024 24/03/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	09/01/2025 25/03/2025