



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 13912
Date: 29 April 2026

For the attention of: Alice Johnson

Application ref: DC/25/2057
Location: Land North of Little Slaughterford Chapel Road Barns Green
West Sussex
Proposal/Description: Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works and works to existing culverted watercourse on site.

Thank you for re-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	☐

Our previous comments are dated 06/02/2026. Our Landscape comments are as follows:

1.0. Review of the proposal/submitted information

Landscape and Visual Impact Assessment (LVIA)

- 1.1. We welcome the revisions made which are detailed in para 1.6 of the LVIA. The additional winter photography is appreciated and provides clarity on seasonality. The provision of summary tables (Appendix 3) is gratefully received. We note the representative photography includes annotations which is welcomed; however, our request for Type 2 (Wireframes) to represent 3D form of development / context from viewpoint 2 have not been provided. This request remains outstanding.



- 1.2. Generally, while we accept judgements made on value and susceptibility, the judgements made on magnitude of change are considered to be underplayed. In Table A-12, the assessment identifies receptor 'Landscape features within the Site and along its boundaries' to have Low magnitude of change at operational stage (Year 1) stating despite the *"Permanent loss of grassland within the Site. Permanent loss of a managed hedgerow along Chapel Road (eastern boundary) due to development. Potential adverse impact on other boundary features (Ancient Woodland, hedgerows and tree planting) along the remaining boundaries."* Table A-5 of the methodology describes Low Magnitude as "small loss OR very small loss", we do not agree that that magnitude of change for the landscape features of the site to be a small loss given the complete removal of one boundary hedge and total loss of grassland which is considered a valuable feature of the local landscape character.
- 1.3. While the replanting of hedgerows may offset the loss of the roadside hedgerow in ecological terms. Their location much further west into the site does not mitigate the loss of the enclosed verdant and rural landscape character along Chapel Road. As previously stated, particular concern remains in relation to the southern corner of the site as it approaches the village, where we consider the hedgerow provides an important green gap. This feature contributes positively to the settlement's rural character and provides a transition to the wider countryside. In this context, we consider the magnitude of change to 'Landscape features within the Site and along its boundaries' to be greater than low, given the loss of valued landscape features and the resulting alteration to the character of the local landscape.
- 1.4. Table A-12 'Visual Impact Summary Table' sets out judgements including those for 'Pedestrians on local roads' where the magnitude of change has been judged to be Negligible, this is described in Table A-9 of the methodology as "Negligible change in the view as a result of loss or addition of landscape features within the view, change in composition, barely perceptible contrast with the existing features. Barely perceptible extent in relation to the angle, distance and proportion of the view that is affected. Duration may vary. Effect can be reversible or not". Similar to above, we consider the loss of the hedgerow and introduction of built development to result in higher magnitude of change than described within the LVIA for pedestrian users of Chapel Road, particularly those represented within viewpoint 10 and 11.
- 1.5. Understating the magnitude of change results in misleading judgements for the overall significance of effects for individual receptors. This can limit the ability of the LVIA in guiding good design development and any proposed mitigation. It is therefore important that magnitude of change is accurately judged so that landscape and visual effects are clearly and reliably understood to inform the proposals. There is a missed opportunity to provide appropriate proposals on the site which respond sensitively to existing landscape features and consider the visual impact on PRow users and pedestrian of the local road network.

Layout and Appearance

- 1.6. We have reviewed the Landscape Strategy Plan (Dwg. DD715L01 Rev F); we welcome the proposed Chestnut Cleft Fencing proposed for the Ancient Woodland Buffer, the inclusion of cluster planting will provide a more appropriate organic edge while allowing for open breaks to maintain some level of passive surveillance.
- 1.7. Plot 55 has been relocated closer to the Ancient Woodland buffer where the same Chestnut Cleft fencing is proposed along the northern boundary of the private garden as identified on the Boundary Treatment Plan (dwg. P104C). We raise concerns regarding the security of this boundary and the potential risk of encroachment into the buffer zone post occupation. Our previous consultation raised concerns regarding the southern boundary where this plot is located. We advise that this plot is removed to respect the Ancient Woodland buffer, improve safety along the southern boundary and reduces risk of incremental encroachment.
- 1.8. Our concerns regarding the safety of open spaces where passive surveillance may be limited remain extant, in particular the LAP. As previously stated, we recommend revisions to the layout to better integrate the built development with open space, play and SuDS with a holistic approach and recommend hedges are maintained low where passive surveillance is required.
- 1.9. The layout of drainage features requires the complete removal of the roadside hedge (identified as H1 within the AIA). We strongly recommend that the layout is revised to retain this hedge. As previously stated, this can be achieved by relocating the swale further west into the site.

2.0. Summary

- 2.1. Overall, we remain concerned about the site's sensitive settlement-edge location, the proposed loss of valuable landscape features, and the potential risk to the ancient woodland. We therefore encourage the proposals are reviewed and amended to respond more proactively to these considerations.
- 2.2. We also consider that the magnitude of change has been understated within the LVIA, which has led to misleading overall effects. In its current form, we consider the proposal in conflict with Policy 1 (Green Infrastructure conservation), Policy 5 (Protection of Green Infrastructure), Policy 12 (Design parameters) of The Itchingfield Neighbourhood Plan, as well as Policy 26 (Countryside Protection), Policy 25 (The Natural Environment and Landscape Character), Policy 31 (Green Infrastructure and Biodiversity) of the Horsham Local Plan.

- 2.3. Notwithstanding this, we accept that the site could potentially accommodate a small quantity of development, should the proposals respond sensitively and positively to the constraints of the site and its' existing landscape and visual features.

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.