



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 14885
Date: 2 March 2026

For the attention of: Matthew Porter

Application ref: DC/26/0049
Location: Bellway Homes Development Site Wooddale Lane
Billingshurst West Sussex
Proposal/Description: Erection of a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin.

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.

This letter sets out our landscape comments and observations based on the submitted amended documents and plans, whilst also looking to provide recommendations for how to proceed.

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	☐

Development of the site for a temporary sales cabin is acceptable in principle from a landscape perspective. We advise the above recommendations are considered for review.

This review is based on a desktop study with a site visit undertaken on 26/02/2026, of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Site Context

- 1.1. The Site is located to the north-east of Billingshurst, and adjacent to Hilland Road. The rear gardens of properties on Dadswell Drive are located to the north, and a strong vegetated

boundary is located to the east of the site. The western boundary is open to Hilland Road, and the southern boundary is open to the wider grassland parcel.

2.0. Planning Policy Context

Horsham District Planning Framework (HDPF) (2015)

- 2.1. The following policies are considered relevant to this application: Environmental Protection (Policy 24), District Character and the Natural Environment (Policy 25) and Green Infrastructure and Biodiversity (Policy 31).

3.0. Review of the proposal/submitted information:

- 3.1. Located immediately east, application DC/20/2607 Land at Duckmoor East of Billingshurst was allowed at appeal in December 2022, under reference APP/Z3825/W/21/3283823. Para 7.14 of the accompanying Landscape and Visual Impact Assessment (LVIA) (Barton Willmore, September 2021) states that from the west (Site Context Photograph 9) on Hilland Road and the public open space (POS), *“the Proposed Development where seen would be filtered by the intervening boundary vegetation and generally limited to the south-western extents”*.
- 3.2. The Tree Protection Plan (Dwg no. 2480-KC-CA-YTREE-TPP01 Rev. A) submitted indicates that an area of scrub is required for removal to facilitate the pedestrian access through this intervening boundary vegetation, however no trees are required for removal. We are therefore satisfied that the proposed development will not result in effects which significantly differ from those assessed within the submitted LVIA for the Allowed adjacent scheme.
- 3.3. The proposed temporary sales cabin is however located adjacent to existing development on Dadswell Drive and amongst other development situated alongside Hilland Road. The principle of introducing this type of development is therefore not incongruous with the other development in the immediate surroundings.
- 3.4. The ‘Existing Hedgerow’ on the Detailed Planting Plan Sales Area (Dwg no. 3360-APA-ZZ-XX-PP-L-2007 Rev. P01) which runs alongside the adjacent property on Dadswell Drive is low in height and does not extend the full length of this property boundary. This hedgerow boundary would benefit from being bolstered and enhanced.
- 3.5. The adjacent property is bound by a 1.8m close-board fence, and the proposed sales cabin is proposed as single storey. However, we advise that the Planning Statement makes specific reference to reducing opportunity for overlooking by users outside of the temporary cabin using the temporary path.

- 3.6. There is also only one window on the northern elevation, which will reduce the risk of overlooking.
- 3.7. The Reinstatement Plan (Dwg no. 3360-APA-ZZ-XX-PP-L-2008 Rev. P01) proposes a replacement hedgerow in the gap of the removed pedestrian route. Following the paths removal, we advise that the hedgerow is accompanied by a 3/2 wire fence to restrict public access through an establishing hedgerow. Clarification is also required since this hedgerow is not included in the key.
- 3.8. Tree guards should be proposed for all proposed trees, with their removal included in the Specification after 5 years or once trees have established.

4.0. Summary

- 4.1. Development of the site for a temporary sales cabin is acceptable in principle from a landscape perspective. We advise the above recommendations are considered for review.

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.

