



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 13912
Date: 18 June 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 application. 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	☐

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. Review of the proposal/submitted information

- 1.1. The revised Landscape Strategy (Dwg. DD715L01 Rev I) identifies the retention of a section of the roadside hedge (H1) in the southeastern corner, which responds to our concerns regarding the settlement's rural character and the transition to the wider countryside. The additional hedgerow set back, offer opportunities for a filtered approach to the character and street scene from Chapel Road.



1.2. It is unclear if the clustered planting areas along the western boundary, which were previously proposed as the 'Woodland Edge Ecotone' have now been removed. The current plan instead shows the entire area labelled as S6: 'Proposed native coppice buffer to create woodland Ecotone at the edge of the Ancient Woodland', with no clear indication of the distinct areas previously identified.

1.3. Plot 55 remains a concern, and we reiterate our previous comments:

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.

1.4. It is unclear if this boundary is proposed to be post and rail or brick wall. We note the indication of a hedge along this boundary. We are satisfied that details of this can be secured by condition to ensure an appropriate buffer to the Ancient Woodland.

1.5. We are satisfied that our previous concerns regarding passive surveillance of the LAP can be addressed through appropriate management of the hedgerow to allow overlooking from adjacent properties. These details can be secured by condition and should be included within a Landscape Management Plan.

2.0. Summary

2.1. Overall, we are satisfied that the retention of the section of hedgerow along Chapel Road will provide a better street scene along Chapel Road and retain some of the rural, verdant character when approaching the village.

2.2. We have remaining concerns which we are satisfied can be addressed via detailed conditions.

3.0. Recommended Condition(s)

3.1. If minded for approval, we would recommend the following conditions for your consideration:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD AND SOFT LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and

boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roofs, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

2. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: DETAILS OF BOUNDARY TREATMENTS

No development above ground level shall take place until details of the treatment of the boundaries across the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers and secure protection of ancient woodland buffer.

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN (LMP)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

- a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded.
- b) Written Specification detailing:
 - i. All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
 - ii. Details should include management measures to ensure that the hedgerow to the north of the LAP is maintained at approximately 1m in height to allow for sufficient passive surveillance.
 - iii. All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.
 - iv. Furniture (Bins, Benches and Signage) and Play Equipment.
 - v. All operations and procedures for soft landscaping to SuDS features; inspection of linear drains, basins and swales, removal of unwanted vegetative material and litter, including inlets and outlets.
 - vi. Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.
 - vii. Mechanism for monitoring and review of the management plan and operations.

Reason: To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic.

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.

