

Mr Matt Mortonson
Stephenson Halliday
By e-mail only

Our ref: EIA/25/0004
Your ref:
E-mail: Nicola.Pettifer@horsham.gov.uk
Direct line: 01403 215238
Date: 04 December 2025

Dear Mr Mortonson,

Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Request for a formal EIA Scoping Opinion for the proposed development at the Land South West of Picts Lane, Cowfold, West Sussex

Following your email requesting a formal Scoping Opinion for the proposed development at the Land South West of Picts Lane, please find below the Scoping Opinion issued on behalf of Horsham District Council, which takes account of the revised layout plan received on 5th November (removing the south-western parcel). The opinion incorporates the views of the statutory consultees and other relevant departments within the Council. The full comments of the Environment Agency and the Council's Landscape Consultant are attached for your information. These comments form part of the opinion. In the event of comments being received from Natural England, or the High Weald National Landscape Partnership, then these will be forwarded to you separately.

In addition to consultation responses, we have also received comments from local residents. The comments can be viewed on our website (<https://www.horsham.gov.uk/planning>) using the ref: EIA/25/0004. You are advised to review these comments.

I confirm that this letter forms Horsham District Council's formal Scoping Opinion based on the information submitted to date, and will be placed on the public register.

Yours sincerely

Nicola Pettifer
Senior Planning Officer

Comments on Scoping Opinion

As part of any application submission, the impact on the setting of the High Weald National Landscape will need to be assessed, supported by an LVIA.

In addition to assessing Landscape Character Areas as receptors, it is requested that landscape features are included as standalone receptors. These should include, but not be limited to:

- Trees
- Hedgerows
- Landform

It is also recommended that some viewpoints from the PRow, where footpaths come close to the site boundary, are included, particularly where filtered views may potentially be available from under the tree canopy.

It is noted that some of the suggested additional viewpoints (pink dots) on the marked-up plan within the Landscape Consultant's response would not be applicable for the revised site plan which now omits the SW parcel adjoining the Cowfold built up area boundary. All others remain valid

It is expected that Type 3 Photomontages would be provided to assess the visual impact of fencing, solar panels and BESS. These will be necessary to demonstrate the effectiveness of the proposed mitigation measures.

End