



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Bines Road Bines Road Partridge Green West Sussex
DESCRIPTION:	Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.
REFERENCE:	DC/25/1922
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

Please see detailed comments under DC/24/1699 which remain relevant to the scheme. Outstanding concerns are repeated in italic below for ease.

MAIN COMMENTS:

Landscape framework and features

1. *We note and support...the tree officer's concern with the path going through the buffer zone for the veteran tree.*
 - a. Veteran trees are classed as an irreplaceable habitat and are highly significant to the character of the area. The NPFF states that any development resulting in its loss or deterioration should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists. The proposals are not considered to meet such exceptional reasons and thus we fully echo the tree officer's updated comments dated 02/01/26 on landscape grounds.
 - b. We highlight in particular that veteran tree buffers should be defined by post and rail fencing to restrict access. As a result, footpaths, cycle paths and associated lighting columns should be modified to reflect this.
2. *Concern remains with the close proximity of the SuDS feature to the existing boundary vegetation and space available to allow for the north-western boundary to be enhanced further to the additional trees proposed in the revised strategy.*
3. *The change of plots 84 and 66 to a chalet bungalow typology is welcomed although it is regretful, the reduction in ridge height wasn't carried over to the remaining plots identified.*
4. *Advance planting for the southern and western boundaries...must be considered and marked on a plan. Many of these areas are to be fenced off and protected as part of the site's enabling works therefore enhancement planting can take place as soon as possible. This will make sure mitigation measures are in place at an early stage, including during construction,*

and reduce the adverse effects on users of footpaths which are highly sensitive receptors...see reviewed wording for recommended pre-commencement condition.

5. It is noted there are some RPA incursions required for pedestrian footpaths, where no-dig surface treatments should be proposed, considering there will also be tree pits encroaching into these areas.

Open Spaces

6. Whilst we are fairly confident there is scope within the proposed landscape strategy and landscape corridors to meet and deliver the open space requirements, we recommend that a budget plan is submitted to demonstrate compliance including walking distances and buffer zones for play areas...please note the LEAP, as marked 3 on the landscape strategy, requires 20m distance between building and play area. This is currently short of meeting those distances but it is an illustrative masterplan and with some adjustment at detail design, this is likely to be achievable.

Notwithstanding, below is the tabled open space requirements generated by the development of 101 dwellings as proposed. Without the land budget plan is difficult to calculate the current provision attributed to each typology within the site but it is clear that some aspects will not be deliverable on site, and an off-site contribution should be secured instead. These are likely to include youth areas and facilities provision (96.96m²) and Parks and gardens (3345.12m²). Based on section 11.1 Open Space, table 11.1.3 of the OSSRR, this will be the equivalent of £16,483.20 and £83,628 respectively but a more accurate calculation can be provided with the aid of a land budget plan.

7. In addition, we note there is shortfall of sports pitches within Partridge Green, with demand likely to increase based on the levels of development seeking planning consent within the area. It is therefore recommended that an off-site contribution is also secured, see Section 11.2 Playing pitches of the OSSRR.

Lighting

8. It is noted that the strategy makes reference to being unable to comply with The Bat Conservation Trust guidance note 08/23 due to the colour temperature requirements of the local adoptable specification. As also advised by the consultants we recommend that consultation with the relevant stakeholder is had to allow the alteration of the CCT (correlated colour temperature) to a warmer colour ($\leq 2700K$) and also consider the use of 500 Lumens or less light sources.

RECOMMENDED CONDITIONS: If you are minded to recommend the scheme for approval without addressing the recommendations above, the following details are required to be secured by condition:

Underground Services

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details. Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of 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:

- 3000 Kelvin or warmer
- 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).

Advanced Planting

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until the details of proposed planting along the southern and western boundaries, considered suitable as areas for advance planting, are submitted to and approved in writing by the Local Planning Authority.

Confirmation of the delivery of these landscape works shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure identified adverse visual effects are satisfactorily mitigated, including during construction, and in the interests of visual amenity 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, retained and removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Coordination of planting plans with ecological mitigation, compensation and enhancement measures set out in the Ecological Impact Assessment by Ecology Partners, dated October 2024.

- 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 hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- 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 SuDS, play areas, retaining walls, banking 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).

Landscape Management and Maintenance Plan

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

INF13 Landscape Management and Maintenance Plan

A Landscape Management and Maintenance Plan is a site-specific strategy that demonstrates how the site will be managed and maintained in order to fulfil the original intentions of the applicant and guarantees that the scheme and the retained landscape and ecology structures are maintained and improved for the lifetime of the development. A guidance note to content and layout can be found [here](#).

The applicant is advised that we recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed waterbodies, wetland, woodland, ditches, hedgerows and proximity to AW and the protection of their ecological features.

Alternative methods for weeding should be considered and specified, such as hot foam or hot water systems, steel brushing in combination with acetic acid spraying, electronic control systems, as well as hand weeding by careful digging or selective scything.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	09/01/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	12/01/2026