



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Shelley Arms 16 Old Guildford Road Broadbridge Heath West Sussex
<b>DESCRIPTION:</b>	Erection of 4No. dwellings and associated car parking, amenity space and landscaping, along with re-configuration of pub car park.
<b>REFERENCE:</b>	DC/25/0116
<b>RECOMMENDATION:</b>	More Information
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
<p>Proposals are unchanged from previously withdrawn application under DC/24/0976, with the exception of matters relating to water neutrality, therefore our previous comments remain.</p> <p>We continue to recommend the retention of T6 (<i>Salix caprea</i>), as previously stated, <i>'It is also considered in good condition and currently provides good amenity value and sense of place to existing residents on Onslow Walk. The current site layout would allow its retention therefore we recommend that the tree is retained, unless there is good arboricultural justification not to do so'</i>.</p> <p>In addition, we concur with comments made by the HDC Arboriculturalist in regard to requesting an updated AIA and Drainage Strategy, given the updated hardscaping layout proposed to safeguard the Cedar tree.</p>	
<b>MAIN COMMENTS:</b> N/A	
<b>RECOMMENDED CONDITIONS:</b>	
<b>Pre-Occupation Condition: Hard and Soft Landscaping Scheme</b>	
<p>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:</p>	
<ul style="list-style-type: none"><li>• Details of all existing trees and planting to be retained</li><li>• Details of all proposed trees and planting, including schedules specifying species, planting size, densities, plant numbers and tree pit details</li><li>• Details of all hard-surfacing materials and finishes</li><li>• Details of all boundary treatments</li><li>• Details of all external lighting</li><li>• Details of all bin stores, cycle stores and other ancillary structures</li></ul>	

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.

**Pre-Occupation Condition: Landscape Management and Maintenance Plan**

No development above ground level shall take place 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 hard and soft landscape areas and shall include:

- The long-term design objectives
- Management responsibilities
- Specifications
- Maintenance schedules and periods
- Operations details
- Implementation details and timetable

The LMMP shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent to any variation.

<b>NAME:</b>	Elly Hazael Trainee Landscape Architect (Planning)
<b>DEPARTMENT:</b>	Specialists Team - Strategic Planning
<b>DATE:</b>	28/02/2025
<b>SIGNED OFF BY:</b>	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
<b>DATE:</b>	05/03/2025