



Horsham District Council  
Parkside  
Horsham  
West Sussex  
RH12 1RL

Date: 19 December 2025  
Our ref: 09943

For the attention of: Sam Whitehouse

**Application ref:** DC/25/1327  
**Location:** Land East Of Mousdell Close Rectory Lane Ashington RH20 3GS  
**Proposal/Description:** Erection of 74 dwellings with associated access, parking and landscaping.

Thank you for re-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.

## Summary

Not supportive on landscape grounds	<input type="checkbox"/>
No landscape objection, subject to attached recommendations and/or conditions	<input checked="" type="checkbox"/>
Further information required prior to determination	<input type="checkbox"/>
No landscape comments / does not wish to comment	<input type="checkbox"/>

This review is based on a desktop study with a site visit of the above-referenced application and its submitted documents. Our previous response is dated 10/10/2025. Our Landscape comments are as follows:

### Review of the proposal/submitted information:

We welcome the Landscape Response which addresses our previously stated concerns and clearly sets out justification for any that could not be amended.

1. Additional Street Trees – We welcome the inclination towards increased street trees; however, we remain concerned regarding the proximity of the trees to hard surfacing and/or

buildings. We recommend consulting arboriculture regarding this matter and gain confirmation that these are achievable and will not be subject to heavy future pruning and/or removal post occupation.

2. Play Space Provision – We welcome the provision of incidental play opportunities identified on the Illustrative Landscape Master Plan (Dwg. LLD3503-LAN-DWG-01114.08.25KMJD1 Rev B). Consideration regarding the potential shading of the area behind the apartment block should inform location of play equipment and any proposed planting. The presence of the block provides passive surveillance which is accepted.

3. Boundary Treatments – We welcome the revisions to include brick walls to plots 16 and 33. This has not been reflected in the submitted Boundary Plan (DWG. PL-14 Rev A).

4. SUDS Attenuation Basin – We welcome amendments to the proposed planting and clarification on the use of the basin.

We accept the remaining 'items not addressed' and accept the justification of why these remain extant.

### **Summary:**

Overall, we welcome the written Landscape Response and request any plans are updated to reflect these proposed amendments ensuring the proposals are consistent across the submitted information.

### **Recommended Conditions:**

Following any approval, we recommend the following conditions for your consideration:

#### **1. Soft Landscaping:**

No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

#### **2. Hard Landscaping:**

No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features); retained historic landscape features and proposals for restoration where relevant. The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

**3. Landscape Management Plan:**

No development above ground level shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas (other than small privately owned domestic gardens) together with a timetable for the implementation of the landscape management plan, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details and timetable.

**4. Sustainable Drainage System (SuDS) Details:**

Prior to the commencement of the construction of the dwellings details of SuDS shall be submitted to and approved in writing by the Local Planning Authority. This should include:

- i. detailed topographical plans
- ii. details and specification of the proposed inlet and outlet elements
- iii. a timetable for the implementation of the SuDS feature
- iv. a management and maintenance plan

Please do not hesitate to contact us if you have any queries in relation to this advice.

**Place Services – Landscape Team**

Email: [landscape@essex.gov.uk](mailto: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.*