

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Rascalls Farm Shipley Road Southwater Horsham
DESCRIPTION:	Application for Approval of Details Reserved by Condition 4 to approved application DC/24/0249.
REFERENCE:	DISC/26/0173
RECOMMENDATION:	Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

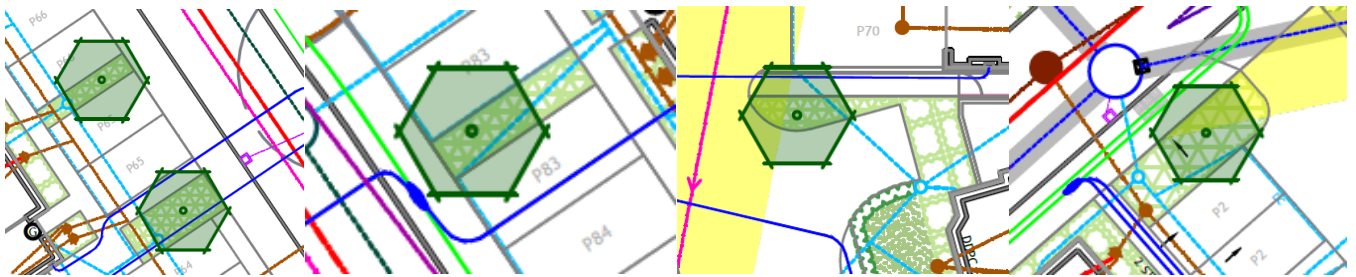
Modification is requested in order to recommend the discharge of Condition 4. Please see details below.

MAIN COMMENTS:

Condition 4

No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. The development shall thereafter be carried out in accordance with the approved details.

1. Multiple areas demonstrate proximity between services and proposed trees, therefore tree root barriers are required to ensure successful delivery. Proposed locations must be indicated within the plan and details provided.
2. Concern is also raised regarding the proximity of proposed trees to underground services and hardscape in general, limiting chances of successful establishment due to insufficient and compacted rooting medium. While proposed tree species are not detailed at this stage, street trees are expected to be of a medium or large size at maturity, therefore a minimum of 20 cubic meters is desired for successful establishment and longevity. Multiple areas demonstrate in the range of 5 cubic meters, which is not sufficient. See various examples below, noting that these are not exhaustive:





The proposed trees are key to the general amenity of the development, therefore if alterations cannot be made, the inclusion of root cells to increase the volume of rooting medium is requested. Please refer to guidance from GreenBlue Urban [here](#). Locations of proposed cells must be indicated in plan and details provided.

RECOMMENDED CONDITIONS: N/A

NAME:

Elly Hazael
Trainee Landscape Architect (Planning)

DEPARTMENT:

Specialists Team - Strategic Planning

DATE:

28/07/2026

SIGNED OFF BY:

Inês Watson CMLI
Specialists Team Leader (Landscape Architect)

DATE:

28/07/2026