



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Sumners Ponds Chapel Road Barns Green West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 18 and 19 to approved application DC/21/2697
REFERENCE:	DISC/25/0395
RECOMMENDATION:	Holding Objection / More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

We are satisfied with the information provided in order to discharge Condition 19, however more information and modification is requested in regard to Condition 18.

Key concern remains with the diluted landscape strategy in contrast to approved plans under DC/21/2697 and those submitted under DC/25/1251, in addition to the fact that 8 trees of the current layout are unlikely to be able to be delivered due to conflicts with underground services.

It is welcomed that 8 additional trees have been added to the planting schedule since the previous proposals under DISC/25/0116, however, we have identified 8 trees that can no longer be delivered due to conflicts with the drainage and lighting strategies. There has also been a reduction in extra heavy standard specimens, which were previously requested for more immediate impact to soften the scheme and thus are requested to be reinstated.

Please see detailed comments below.

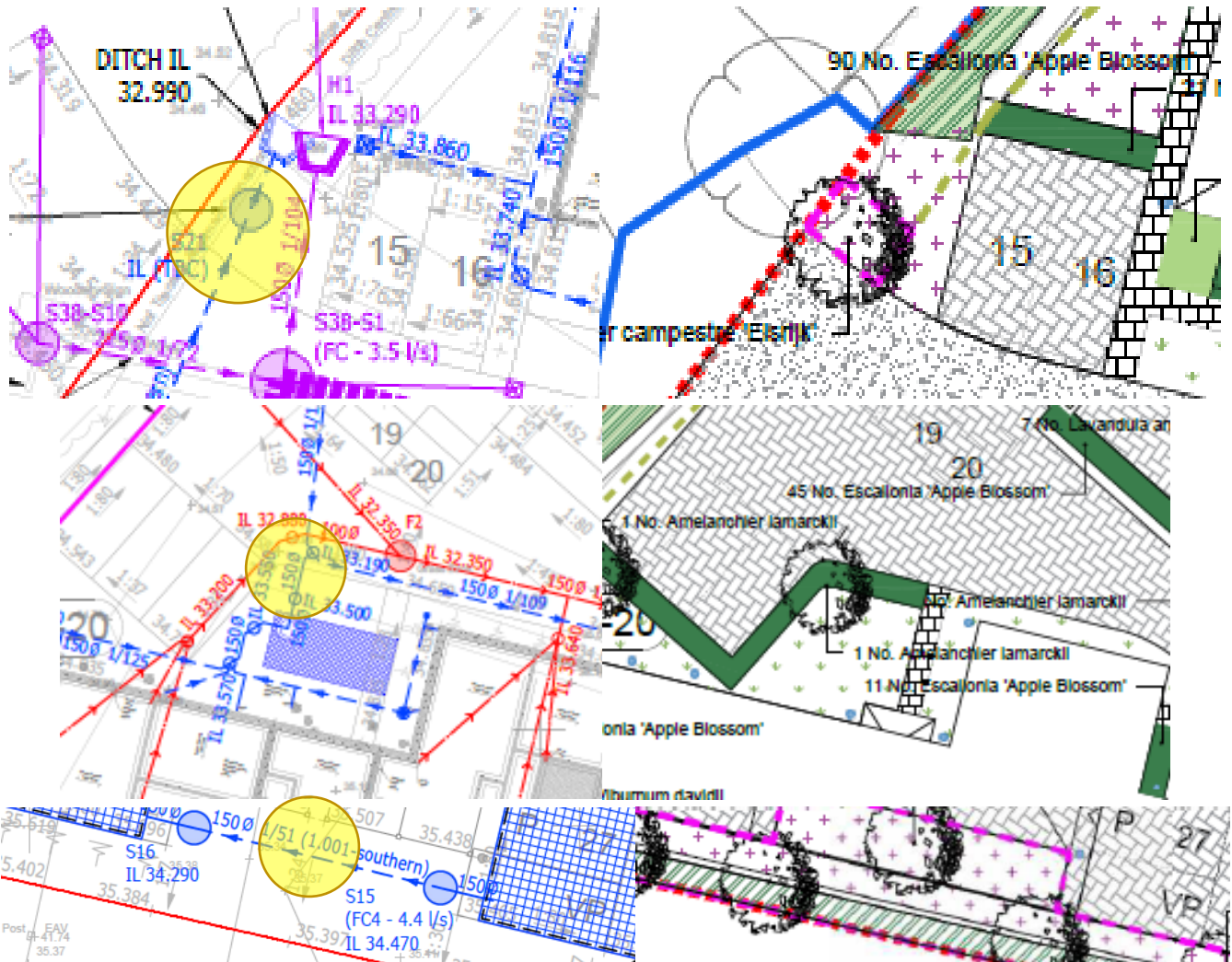
MAIN COMMENTS:

Condition 18

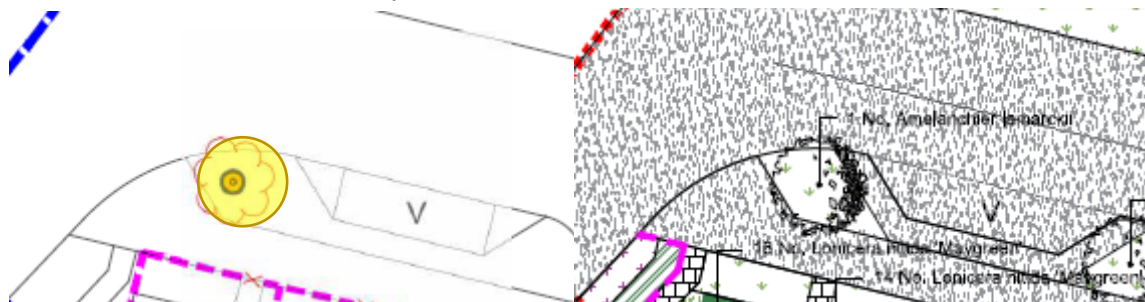
No part of any phase the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works for that phase have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- i. Details of all existing trees and planting to be retained
 - a. *No concerns raised.*
- ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

- a. The landscaping proposals have been coordinated with the attenuation tank locations, with thanks, however they remain uncoordinated with the drainage strategy. We note various conflicts with drainage runs, therefore we request the strategies are coordinated and that trees are re-located to ensure they can be delivered. Please see examples highlighted below.



- b. As above, the landscape strategy must also be coordinated with the lighting strategy, ensuring that utility runs are indicated in addition to fixtures to ensure no further conflicts. Current areas of proximity and/or potential conflict are highlighted below and modification is thus requested.

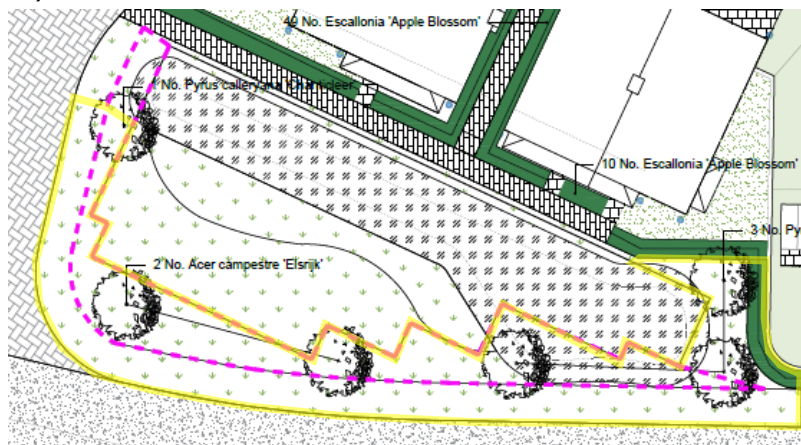




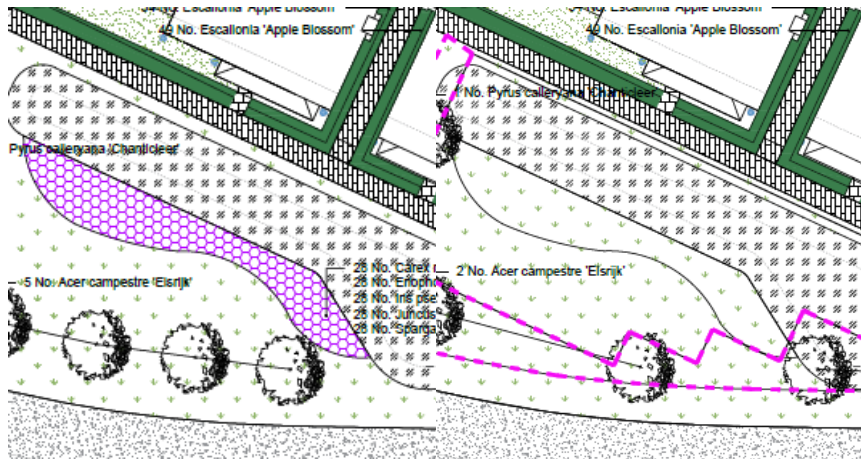
- c. Please reinstate tree adjacent to plot 7, highlighted in red below.



- d. Further to tree planting conflicts, concerns remain in regard to root barrier locations. While some locations have been included, with thanks, there remain various locations where they are required. In addition, drainage runs have not been factored in and thus we are not confident that all trees can be successfully delivered and established. Please review.
- e. As above, please amend the root barrier within the central green to avoid drainage runs and to align with the road to increase available rooting medium. See suggestion below in yellow.



- f. Please reinstate marginal planting mix as reflected in previous proposals.
[DISC/25/0116 below left, current application below right]



- g. Tree pit details provided under Drawing no: SIG1403-11 Sheet 2, however as requested under DC/21/2697, DISC/24/0005 and DISC/25/0116, details of root cells or similar for the proposed tree and vegetative planting within the commercial parking area, and other areas in proximity to hard landscape, need to be provided. We note in the cover letter (03/12/25) that this has been done, however these details do not appear to have been provided.
- h. As per comments under DISC/24/0005 and DISC/25/0116, additional tree species, such as *Prunus avium*, are advised. The cover letter (03/12/25) details that additional species have been added, however this is not reflected in the submitted information. Please clarify and/or amend.
- i. Previous proposals indicated 20 Extra Heavy Standard specimens, whereas current proposals indicate 15. Given the concerns raised under DISC/24/0005 which still apply, we request this is reinstated.

- iii. Details of all hard surfacing materials and finishes
a. No concerns raised.
- iv. Details of all boundary treatments including boundary walls and fences
a. No concerns raised.
- v. Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised)
a. Previous proposals detailed solely low level bollard lighting, however we note that column lighting is now proposed in addition. As per previous comments, column lighting is not advisable in this location. Justification and specification is thus required.
- vi. Details should also include retained historic landscape features and proposals for restoration where relevant.
a. No concerns raised.

Condition 19

- vii. No part of any phase of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas within that phase has been submitted to and approved in writing

by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

a. No concerns raised

RECOMMENDED CONDITIONS: N/A

NAME:

Elly Hazael
Trainee Landscape Architect (Planning)

DEPARTMENT:

Specialists Team - Strategic Planning

DATE:

07/01/2025

SIGNED OFF BY:

Inês Watson CMLI
Specialists Team Leader (Landscape Architect)

DATE:

08/01/2026