



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of Southwater
DESCRIPTION:	Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure.
REFERENCE:	DC/26/0366
RECOMMENDATION:	No Objection / More Information / Modification No Objection subject to more information and modifications to be secured by condition
SUMMARY OF COMMENTS & RECOMMENDATION: Please note the request for a number of minor amendments to the parameter plans, together with the provision of additional supporting information. In addition, please be advised that the LVIA remains under review at this time, and further comments may therefore be issued upon completion of that review. Please see 2nd set of comments in red below. Most of the comments raised have been addressed through revisions to the plans and additional information. The remaining matters are mostly capable of being secured by condition and where appropriate, it has been clearly indicated within the response. There are only a few matters remaining for which action prior to determination is recommended. Nevertheless, if officers are satisfied that these matters can be secured by suitably worded conditions, this would be considered an adequate alternative. Please see details below. Please see 3rd set of comments in blue.	

MAIN COMMENTS:

Parameter Plans - **Land Use Strategy**

1. There is concern regarding the long term retention of the existing vegetation along the eastern boundary adjacent to properties on Wording Road. Additional information is required to understand the proposed relationship between the new dwellings and the existing tree belt, including any anticipated impacts on tree RPA's, future development pressure as result of shade within the new gardens, and the perceived level of screening.



Closed. An additional focus study 04 is provided within the DAS to address these comments.

2. Unless demonstrated unnecessary, we request that the Parameter Plan be updated to secure a minimum 5m buffer between the existing dwellings and the proposed residential parcels. **Closed**
3. Please remove 'surfacing' from the key and replace with 'Potential car park expansion land'. While it is acknowledged that it is unlikely the entire area would be surfaced due to existing constraints including TPOs, the current terminology implies that full surfacing is proposed. At this stage, no detailed design of supporting information has been provided for this area, and the key should therefore be amended to reflect the indicative nature of the proposal. In addition, it may be beneficial to provide a briefing note identifying the constraints such as existing trees and public footpath, etc. **Closed**



a. Secondary School fields adjacent to PRow 1662

To add to reserved matters detail design requirements – the amendments to the secondary school hatching, which clearly distinguish the school building site and playing fields are welcomed. It is clear from the parameter plan, that the most western field (adjacent to Two Mile Ash road) remains safeguarded for a potential school grounds expansion. In addition, the plan identifies that part of this field is to be secured and retained as open green space (noting this is not for recreational purposes however), with the intention that existing vegetation is retained and protected. In addition, inherent design mitigations embedded within the layout, indicate that the retention and enhancement of existing vegetation along site boundaries will be provided.

The LVIA identifies the effects of the proposed development on users of prowl 1662 (VP 06) as major adverse at year 1, reducing to a residual moderate adverse effect over time. An extract of VP06 is copied below.



Contextual wider panoramic extent of the view

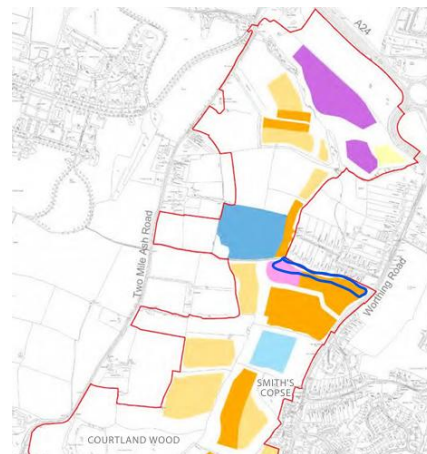
Site observations and the accompanying V06 photograph indicate that existing vegetation along the section of the prow adjacent to this most western field is limited and kept at a lower height along Two Mile Ash road. The retention of the current boundary treatment is desirable, as the field remains intrinsically reflective and connected to the existing field pattern, and no development is proposed at this stage within this field, nevertheless careful consideration must be given to strike the right balance between retention of existing character and softening/ filtering of views. With this in mind, a future reserved matters application should adopt a light touch approach to the field's boundary, mostly limited to gaping up where required with the understating that this approach may need to be reviewed, should future proposals for school expansion come forward. To be addressed by condition

Parameter Plans – **Density**

4. No concerns

Parameter Plans – **Storey Heights**

5. Recommend the areas indicated in the mark-up to be proposed as 2 storey (9m) instead of the proposed 3 storey/ mixed use (12m ridge). **Closed**



Parameter Plans – **Movement**

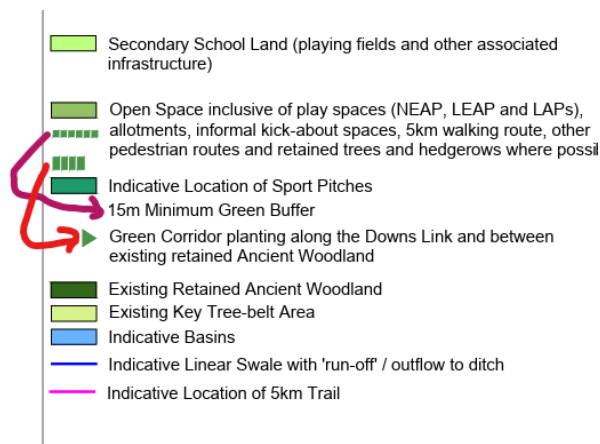
6. No concerns

Parameter Plans – **Landscape and Open Space**

7. Please indicate existing hedgerows within the developable areas as existing retained important hedgerows. **Not addressed.** While having these indicated within the controlling document is a more robust approach, the hedgerows to be retained are indicated within the AIA appendix 2 'Tree removals Plan' therefore we are satisfied that any inconsistencies can be referred back to these documents. **Closed**
8. Differentiate sports pitches from developable area within secondary school site, particularly the field to the west which is earmarked for future expansion for sports provision only. **Closed**

As an aside on this parameter plan, please note the key is out of sink and that the dashed lines for the 15m buffer and green corridor are as per the mark up.

Corrected with thanks. **Closed**



DAS

Page 80 (open space typologies)

9. Please refer to Parks colleagues with regards typologies and OSSR requirements. These have been discussed and will reflect both landscape and parks teams observations. Also see point 13 below.

To action prior to determination / add to reserved matters detail design requirements - Some of the comments within the Parks and Countryside teams have been addressed, others would benefit from further consideration.

In my view the most pressing matter that would benefit from addressing prior to determination is the location and type of youth provision. The comment to be addressed is copied below:

I would encourage the developer to consider carefully where these may go and would like to see some of this related more closely to the Neighbourhood Centre, which is planned to be a well-used public realm through the day and evening. Early discussion on the placement of a MUGA facility would also be welcomed to ensure that the design and location is appropriate. It is anticipated that this facility would not be a fenced closed ball court, but an integrated multi-functional space which isn't overly gender specific. To be addressed by condition

page 92 (village way)

10. The recreational path is proposed between AW boundary and buffer. Please update section to indicate the footpath to the outside of the required buffer zone.

To add to reserved matters detail design requirements -The illustrative cross section remains unchanged. However, it is noted that the illustrative cross section falls within an area currently crossed by an existing PRow. Therefore, while we recommend and encourage the applicant to consider applying for a diversion of those PRow's routes that go through AW or are located within the proposed 15m buffers, where this is not possible, we request that the existing PRow's in these locations are not upgraded, in order to discourage increased use and associated recreational pressure within this sensitive setting. To be addressed by condition

Page 94 (village way)

11. Please update cross section to reflect the updated movement strategy and the pre-app discussions, during which it was agreed that the cycle route in this location would be provided on one side of the road only. In addition, this route should now be shown as a secondary route rather than primary. **Closed, now page 95**

- b. To action/ add to reserved matters detail design requirements** - Consider the use of buff coloured asphalt and /or buff gravel within these areas to provide a more rural character and appearance. A softer approach to surfacing will also contribute to sense of place and help the development better integrate into the surrounding rural setting. **To be addressed by condition**

Page 96 (southwater greenways)

12. It is noted that the area identified below is largely taken up by SuDS feature, mostly counted towards the Parks and Gardens typology as shown in the open space provision diagram (see extract below). While the integration of water and play is welcomed in principle, there remains a very fine balance as to the risk ROSPA is likely to consider acceptable. Therefore, unless there is certainty that these features will function as very shallow basins (circa 600mm) and can be demonstrated as genuine multifunctional space, but with a focus on useable recreational space, it is requested that the basins are removed from the open space calculations. It is unlikely the area would meet the OSSR provision standards. **Add to reserved matters detail design requirements** - Not addressed. Concern remains regarding the suitability of the location and available space for some of the play areas, in particular, Character Area 5: Southwater Greenways. The Open Space provision diagram indicates a LEAP and Youth Shelter within this location however, the area appears to be taken mostly by SuDS features.

The submitted information does not include dimensions or area calculations to be able to verify compliance with the OSSR requirements, including minimum play area sizes and buffer zones, other than the table on page 81, which confirms that the LEAP is to meet the minimum 0.04ha requirement. Therefore, the submission of detailed plans at reserved matters stage should be secured to demonstrate that the OSSR requirements are being met, including minimum sizes and buffer zones. **To be addressed by condition**





Page 100 (Tree Planting Strategy and Planting Palette)

13. Please add the principle of a minimum 20-25cm girth for street trees and 30-35cm girth for feature/ focal point trees. **To action/ add to reserved matters detail design requirements - Not addressed** **To be addressed by condition**

Page 109

14. NEAP makes reference to being designed in accordance with FiT, however this should make reference to the Horsham OSSR instead, please amend. **Closed.** Regarding the play strategy principles/inclusivity, please note the council's newly published '[Guide to inclusive spaces for young people](#)', which should be read as an addendum to the OSSR.

Page 123 **Now Page 126.** (northern gateway – employment area)

15. It is requested that a few sections or visualisations are included to illustrate how the employment area will sit comfortably within the landscape given the topography within this area. Also see point 19 below. **An additional focus study and illustrative sections (page 129) have been provided to demonstrate indicatively, one approach to topography to form the development platforms in this area, which is welcomed.**

This additional information has been helpful in clarifying a few points and highlighting a number of further considerations:

- There is approximately 5.5m to 6m proposed level difference between the existing mature tree belt to the west, and proposed development platforms
- **To add to reserved matters detail design requirements -** While the 'low gradient' approach is welcomed, it is unclear what gradient is being proposed. In the absence of further detail, it is assumed that this would refer to a gradient of 1:3. The creation of a gentle slope or a tiered embankment, should be secured to provide an effective landscape transition with opportunity to facilitate the establishment of effective structural planting.
- Confirmation that the embankment works to the west can be achieved without incursion into the existing RPA's is welcomed. **To be addressed by condition**
- **To add to reserved matters detail design requirements -** The same design principles will be sought for the existing mature tree belt and proposed embankment along the north-eastern boundary, to the north of the employment site. **To be addressed by condition**

- **Action prior to determination** – the residual effects on receptors such as site landform and viewpoint 4 of the LVIA, will be greater for this part of the site than those identified in the assessment as *moderate adverse* and *minor adverse* respectively, owing to the significant proposed level changes. Viewpoint 4 and transient users of Two Mile Ash road assessment, erroneously does not acknowledge that these receptors will be exposed to views of employment site.



Furthermore, the proposed development platforms are shown to be between 9 to 14m above existing road level, indicating that these levels are likely to represent the FFL of the proposed employment buildings. Notwithstanding the set back from Two Mile Ash Road, the employment site will clearly be perceptible to receptors within this area. Accordingly, a robust green corridor, should be provided as an additional mitigation measure. This should be delivered on an embankment with a maximum gradient of 1:3 between the proposed attenuation basin and the development parcel. This mitigation measure should be identified and secured through the parameter plan to ensure its delivery and long-term effectiveness. Added to the parameter plan with thanks. **Closed**

Page 124 page 130-131 (gypsy & travellers)

16. The layout for gypsy and travellers typically accommodates one static caravan, one traveling caravans and a day room, as well as sufficient space for parking and manoeuvring of vehicles. While there are no strict minimum pitch sizes, there is concern that the area shown may not have the capacity to accommodate these requirements, having regard to the withdrawn DCLG Guidance note: Designing Gypsy and Traveller Sites Good Practice Guide (May 2008), which remains a useful reference point for indicative spatial needs. In addition, the topography within this parcel may also prove challenging, therefore it is recommended that an indicative layout/study and is submitted for this parcel to demonstrate suitability. **Closed** - Provided with thanks. It is noted that the wording of key principles 7 (KP7) appears to duplicate that of key principle 6. However, it is understood that KP7 is intended to refer to the provision of a buffer zone between the development parcel and the existing vegetation. Based on the illustrative section provided (and reference that internal roads are drawn as 6m wide minimum), this buffer is inferred to be around 4m wide + existing vegetation, which would be supported.

Page 126 (neighbourhood centre)

17. See comment above in point 4 regarding storey heights. It is considered that the first line of dwellings along this frontage could be appropriately limited to a maximum 2 storeys without prejudicing the overall layout, and to the benefit of the amenity of existing neighbouring properties. **Closed, addressed with thanks.**

Other information

18. Given recent issues on a similar site where changes in levels have presented significant challenges, it is requested that an indicative existing and proposed

levels plan is submitted for the northern section of the site, particularly the employment parcels and gypsy and travellers site, to demonstrate the development can be accommodated without significantly reducing the quality of the public realm and permeability of the area (for example through extensive retaining wall structures, stepped access or abrupt levels in change) or having an impact on existing green infrastructure as result of unforeseen cut and fill. The indicative levels plan must also indicate the location of existing RPA's to ensure that level changes do not compromise the health or retention of the tree belt.

Closed. Information submitted through focus studies embedded within the revised DAS.

Recommended Conditions:

In addition to the points raised above that should be included within the reserved matters condition, I recommend the inclusion of the following:

Pre-Commencement (Slab Level) Condition: No development above slab level of any part of the development hereby permitted shall take place until areas of structural and mitigation vegetation suitable for advance planting are identified, submitted to and approved in writing by the Local Planning Authority. These are likely to include enhancement planting along existing boundaries and along existing landscape features within the site. 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).

INF12 Landscape Details

The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Details of existing and proposed levels for all external earthworks associated with the landscape proposals (including SuDS, play areas, etc). Such details to include cross sections where necessary
- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details, including details for sloping ground where necessary
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns
- Where in proximity of Ancient Woodland, supplier information for plant stock – only locally-sourced planting stock should be used and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock

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.

INF14 Ancient Woodland

For plant stock used in proximity to Ancient Woodland, please ensure only locally sourced planting stock is used from suppliers of accredited UK Sourced and Grown stock, in accordance with Woodland Trust guidance. Supplier information must be made available upon request.

Chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on AW and the protection of its ecological features.

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	31/03/2026 09/07/2026 02/09/2026