HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of Junipers Harbolets Road West Chiltington West Sussex
DESCRIPTION:	Approval of details reserved by conditions 2, 3, 4, 7 and 8 to approved application DC/26/0362.
REFERENCE:	DISC/26/0231
RECOMMENDATION:	Condition 2: No Objection Condition 3: No Objection Condition 4: Modification / More Information Condition 7: Advice Condition 8: No comments

SUMMARY OF COMMENTS & RECOMMENDATION:

As previously raised under DISC/26/0071, the plan provided does not accurately reflect the current development. As such, plans are requested to be amended prior to recommending the discharge of Condition 4.

MAIN COMMENTS:

Condition 2

Within three months of the date of this decision, a drainage strategy detailing the proposed means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.

1. No concerns on landscape grounds.

Condition 3

Within three months of the date of this decision a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.

2. No concerns on landscape grounds.

Condition 4

Within three months of the date of this decision full details of all hard and soft landscaping works shall have been submitted to and been approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

a) Details of all existing trees and planting to be removed and retained

3. As previously raised, all existing trees as well as the hedgerow along the southwestern boundary have been removed, however this is not detailed in plan. Nonetheless, this point is deemed minor on this occasion.

b) Appropriate and additional native hedgerow and tree planting along the less vegetated boundaries with Harbolets Road - planted in double staggered rows at 5 plants per linear metre

4. Trees are proposed alongside Harbolets Road, as previously approved under DC/24/1409 and as previously raised under DISC/26/0071, in order to screen the urbanising appearance of the boundary treatments. Betula pendula is welcomed, however larger specimens are requested for more instant impact. Please specify girth and quantities.
5. The above notwithstanding, the layout does not accord with retrospective works [see the gated entrances below], and as such, the plan must be updated for accuracy and to relocate proposed trees accordingly.



6. Native hedgerow is proposed alongside Harbolets Road. It is assumed that the previously planted *Photinia × fraseri 'Red Robin', Prunus laurocerasus* and conifers will be removed in order to facilitate this hedgerow, as previously requested, to minimise the urbanising appearance of the development. Please clarify and/or provide a programme of works.
7. 16no. Extra Heavy Standard Quercus robur are noted along the southwestern boundary, as previously requested, with thanks.

c) Additional soft landscaping within the site including wildflowers, flowering lawns and trees

8. As per point 5, the site layout does not accord with the current development, thus the area proposed with hedge planting, trees and a soakaway is seemingly no longer able to be delivered. Please clarify and amend plans to accurately reflect the development and relocate associated planting and soakaway.

d) Details of all hard surfacing materials and finishes

9. No concerns.

e) Details of all external lighting

10. Details are noted within the cover letter, with thanks. No concerns on landscape grounds.

f) Details of Ecological and Biodiversity Enhancements

11. Specification not provided, however no concerns from a landscape perspective.

Condition 7

Within three months of the date of this decision, details for the provision for the storage of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority.

These facilities shall be provided within three months of the approval of these details and thereafter be retained for use at all times.

12. As per point 5, the layout doesn't accurately reflect the development. It is noted that this Condition has been discharged, however, this information is still recommended to ensure no conflict with the proposed landscape scheme.

RECOMMENDED CONDITIONS:

N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	02/09/2026