



## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Horsham District Council – Planning Dept                                                                                                                                                                                                                                                                          |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Land Parcel at 520241 133665 Wimland Road<br>Faygate West Sussex                                                                                                                                                                                                                                                  |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the construction of a primary road through Sub Phase 2C, footpaths and cycleways, foul and surface water drainage including SuDS basins, landscaping, and associated infrastructure. |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | DC/26/0731                                                                                                                                                                                                                                                                                                        |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | More Information / Modification                                                                                                                                                                                                                                                                                   |
| <b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b><br>Please see below detailed recommendations and requests for further information in relation to the proposed landscape works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                   |
| <b>MAIN COMMENTS:</b><br><br><b>SuDS/ Trees</b> <ol style="list-style-type: none"><li>1. Review the location of the proposed northern attenuation basin in line with the indicative layout and principles set within the Phase 2 Design and Landscape Strategy submitted under DISC/26/0145. The basin is shown encroaching into the RPA's of the existing tree belts to the west and south of the basin.</li><li>2. In addition, a proposed self-biding gravel path and mown path are also indicated within the RPA's. Please provide construction details for the self-biding gravel path. The specification must include a no dig construction methodology, in accordance with best practice.</li><li>3. Please provide a plan identifying existing and proposed levels, including the attenuation basins alongside the location of all RPA's, to demonstrate the that the proposed earthworks can be accommodated without significant changes to the surrounding landscape or negatively affecting the retained trees and their rooting environment.</li><li>4. Reconsider the percentage of proposed <i>Iris pseudacorus</i> within the aquatic proposed planting mix. This species is known to be vigorous and suppressing the establishment of other species.</li></ol> |                                                                                                                                                                                                                                                                                                                   |

## Landscape proposals

### Highway - Tree species proposed

5. Review the use of *Sorbus aucuparia* as an avenue tree in the main/primary route. While attractive, it is of a modest scale more suited to a minor residential street. Please revise the planting proposals to include larger growing tree species, more suited to establish a strong avenue character and a stronger landscape structure in this prominent location. We recommend species listed within the Primary Street Tree palette in the Design & Landscape Strategy under DISC/26/0145, such as *Aesculus hippocastanum* or *Tilia cordata*.
6. In addition, avenue tree species must be proposed as a minimum size of 20-25cm girth
7. Consider softening the appearance of substations by introducing planting
8. Add bulb planting within the verges to add interest.
9. Clarify what replacement planting is being proposed in those areas where the existing landscape corridors are being removed to facilitate the construction of the road, as highlighted crudely in yellow (planting plan sheet 3 of 7 and 6 of 7)



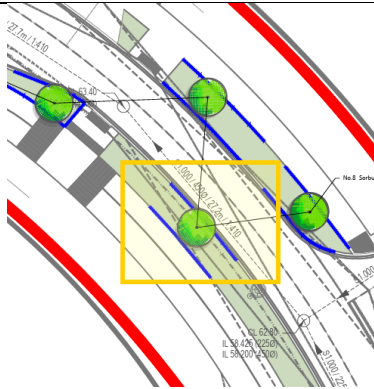
### Hardscape:

10. Please consider the provision of some benches with armrests to promote inclusive access for those less able users.

### Underground services

11. It is unclear if the proposed trees in some locations have enough clearance from proposed underground services. Some of these lines appear to be visibility splays, others I'm unclear if a proposed underground service is currently clashing with the landscape strategy. Of particular concern will be the street lighting. Please confirm or coordinate and adjust plans, some examples below (but not limited to, please review the full scheme):

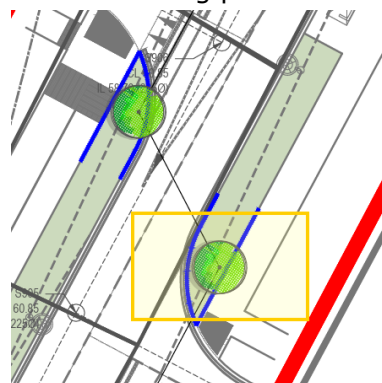
- Planting plan 2 of 7



- Planting plan 4 of 7



- Planting plan 5 of 7



### **Landscape Spec & LEMP:**

12. We strongly recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed ecological features. 1.7 of the LEMP, stating that "*biocides should only be used as a last resort, unless eradicating species as listed under Schedule 9 of the Wildlife and Countryside Act 1981*" is therefore welcomed. However, herbicides remain proposed within the rest of the documentation. Please make the following amendments:
  - a. Remove herbicides from the following sections of the LEMP: 6.4.j; 7.7.e; Landscape Maintenance Schedule (LMS) 9.1; LMS 9.2; LMP 24.5; and LMP 24.6.
  - b. Remove herbicides from the following sections of the Landscape Specification: 168; 210; 212; and 421.
  - c. Amend the following sections of the Landscape Specification to clarify Schedule 9 species: 300; and 305.
  - d. Specify alternative methods for weeding. Please refer to [pan-uk.org](http://pan-uk.org) for guidance and [resources](#).
13. Please amend the LEMP to clarify that any stakes, ties and guards should be removed upon successful establishment or after 4 years of planting, whichever is

sooner. This is in order to ensure that paraphernalia is not left in situ, compromising the long-term health of trees and impeding their establishment.  
14. Please amend the LEMP to include details of the parties/organisation who will manage and maintain the site, as well as a plan delineating the areas that they will be responsible for.

**ANY RECOMMENDED CONDITIONS: N/A**

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|--------------------|------------------------------------------------------------------|
| <b>NAME:</b>       | Inês Watson CMLI<br>Specialist Team Leader (Landscape Architect) |
| <b>DEPARTMENT:</b> | Specialists Team - Strategic Planning                            |
| <b>DATE:</b>       | 15/07/2026                                                       |