

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Woodfords Shipley Road Southwater West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3 to approved application DC/25/1658
REFERENCE:	DISC/26/0167
RECOMMENDATION:	More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

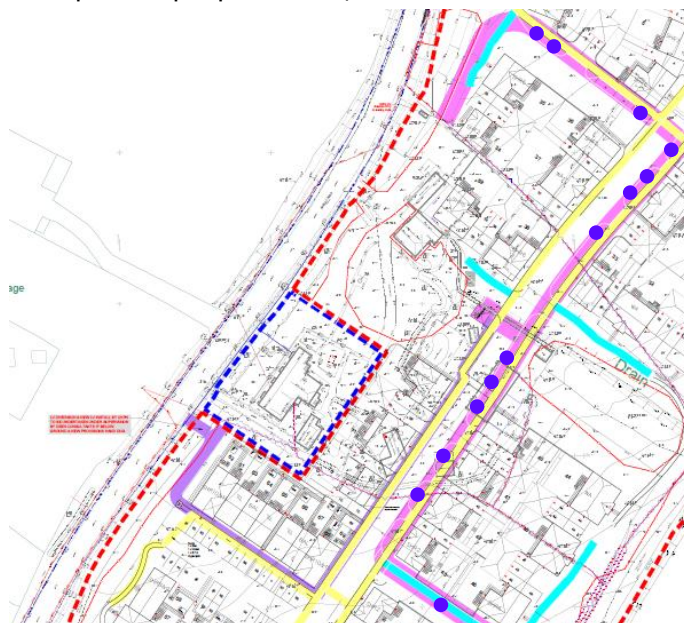
The submitted details have not been coordinated with landscape proposals approved under DC/25/0167 and thus demonstrate conflict between tree planting and underground services. Modification is required in order to limit dilution of the landscape strategy.

MAIN COMMENTS:

Condition 3

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 current scheme demonstrates conflict between proposed tree planting, easement zones and utility corridor runs. See examples in purple below, which are not exhaustive.



The following amendments are requested:

1. Please amend proposals to ensure that the approved landscape strategy can be delivered; adjustment to locations of trees and/or underground services is recommended.
2. Please amend the utility corridor plan to include landscape proposals.
3. Details of root barrier locations, particularly in areas demonstrating proximity between tree planting and underground services, should be added to plan in order to address the condition requirements.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	15/07/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	15/07/2026