HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Site Office, Former Novartis Pharma Site, Parsonage Road, Horsham
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3 (Construction Details), 4 (Underground Services), 5 (CEMP), 6 (Contamination), 8 (Bird Hazard Management Plan), 9 (No-dig Details) and 12 (LEAP/LAP) of approved application DC/25/0415
REFERENCE:	DISC/26/0228
RECOMMENDATION:	More Information / Modification More Information/ Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments in blue

The revised information addresses many of the previous landscape comments with thanks. Nevertheless, some matters relating to Conditions 4 and 12 remain outstanding and should be resolved prior to determination.

Conditions 3, 5, 6, 8 and 9 do not raise matters requiring comment from a landscape perspective.

Landscape comments are therefore limited to Conditions 4 and 12, which are addressed below.

MAIN COMMENTS:

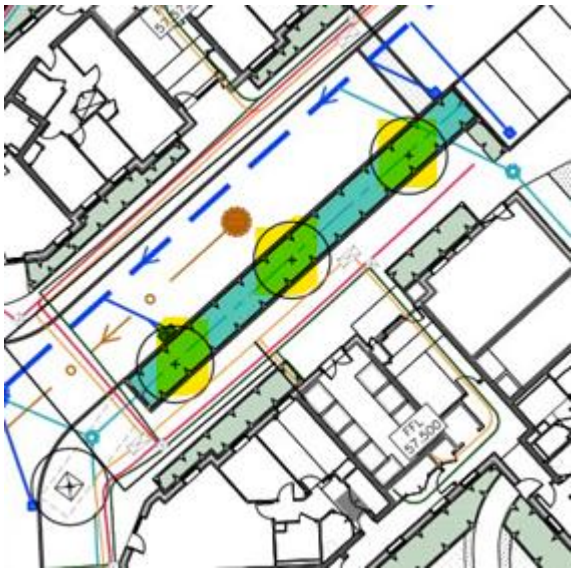
Condition 4 – Underground Services

1. The locations identified below appear to indicate inconsistencies between the proposed services and the landscape strategy, which may compromise the delivery of the approved landscape scheme. Please review:



Not addressed

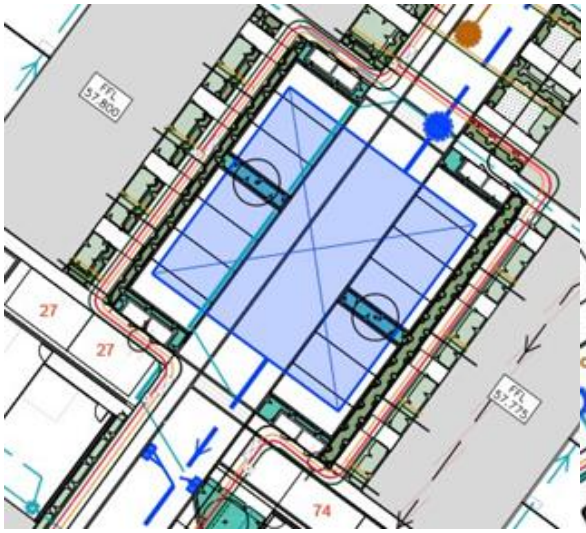


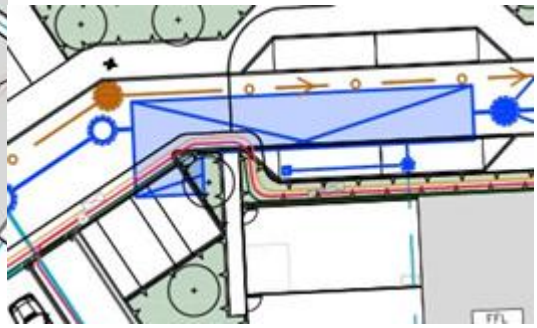


Not addressed



Addressed with thanks





tree planting over underground storage tanks?

Disappointing that the only solution was to remove the trees.

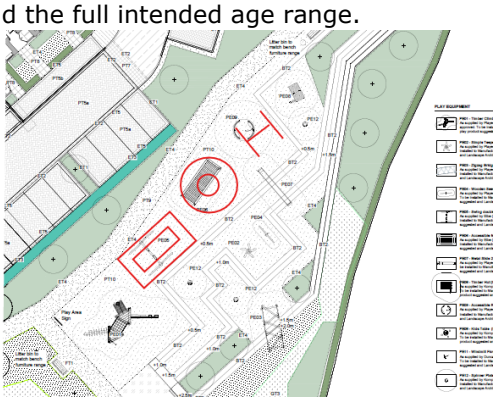
2. The proposed trees are an important component of the landscape strategy and will make a significant contribution to the general amenity, character and quality of the development. Therefore, if alterations cannot be made, the inclusion of root cells to increase the volume of rooting medium is requested. This will ensure the long-term integrity of both the drainage infrastructure and the landscape scheme. Please refer to guidance from GreenBlue Urban here. Locations of proposed cells must be indicated in plan and details provided.
3. In addition, and given the close proximity of proposed services to a number of proposed trees, the use of root barriers is required. Locations must be indicated within the plan.

Partly addressed. The revised information appears to resolve a number of the previously identified conflicts, albeit at the cost of further tree loss.

However, some proposed trees remain in close proximity to, or appear to coincide with, the light blue service route, understood to represent the water supply. These locations should be reviewed to confirm that sufficient separation can be achieved to allow the long-term establishment of the trees while maintaining appropriate access to and protection of the service. **Where adequate separation cannot be achieved, the service piping should be adjusted or appropriate mitigation measures identified and detailed so that the trees can be delivered.**

Condition 12 – LEAP/LAP

4. The play area appears to provide now a number of the same type of play experience at the cost of other pieces of equipment. The swing element has been removed from the proposals and must be reinstated. Consideration should be given to the inclusion of more challenging and socially focused equipment such as the giant rope or nest type swing, to ensure the space caters also for older children and the full intended age range.
   Partly addressed. A double swing has been reinstated with thanks.
   However, the swing should be relocated to the current roundabout location to reduce movement between separate items of equipment and the associated risk of collisions, see mark-up below. The swing specification should also confirm the provision of anti-wrap bearings.



5. Please consider adding armrests to some of the proposed benches to cater for the less able. Addressed. **CLOSED**
6. Please provide the location and specification of proposed bins **CLOSED**
7. Please provide the location and specification of proposed play area signage. Information to be included within the signs include: Addressed with thanks. **CLOSED**
   - Welcoming message incorporated into welcoming signage which is an accessible font and graphics
   - Owner contact telephone number for reporting issues
   - Emergency access information including w3w
   - Site rules
8. Please specify that timber play equipment is to be installed using galvanised steel footings to prevent direct ground contact and improve longevity of equipment. Addressed with thanks. **CLOSED**
9. It is noted that the proposed gabions are to be infilled with site won aggregates and faced with local stone. No details have been provided of the stone. The exposed stone facing must be free from sharp edges and projections and should comply with relevant RoSPA

and playground safety guidance. Details of the proposed stone specification should be provided for review. Addressed with thanks. **CLOSED**	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	25/09/26 16/10/26