HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Wellcross Farm Five Oaks Road Slinfold West Sussex
DESCRIPTION:	Application to discharge obligations of S106 pursuant to Outline Permission DC/19/1897 and Dead of Variation dated 21/11/2023 (HDC Ref: S106/23/0007); Resale Covenant Scheme and Affordable Housing Scheme (Schedule 2, Part 1), Village Transport Service Scheme (Schedule 2, Part 3), Clinical Space Specification Scheme (Schedule 2, Part 4), River Corridor Improvements Scheme (Schedule 2, Part 5), and Financial Contributions to County Council: including Bridleway, Public Footpaths, Public Transport and Highway Improvements (Schedule 3)
REFERENCE:	S106/26/0028
RECOMMENDATION:	Modification / Additional information **Advice**

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments in green

The revised submission has addressed the previous comments relating to Himalayan Balsam and has made acceptable amendments regarding chemical use. Seating has also been added to the revised landscape drawings, although a minor inconsistency remains within the River Corridor Sketchbook. Further plan information would provide greater certainty regarding the extent of the proposed riverbank regrading; however, Landscape is content for the Planning Officer to determine whether this is necessary to satisfy the requirements of the S106 obligation.

The comments provided are pertinent to Schedule 2, Part 5, River Corridor Improvements Scheme only.

While it is positive that consultant feedback states that the river does not require much intervention, further specificity and action is required in order to satisfy the S106 requirements and proposals as noted within the LVIA under DC/19/1897. See details below.

MAIN COMMENTS:

Scheme Items & Comments

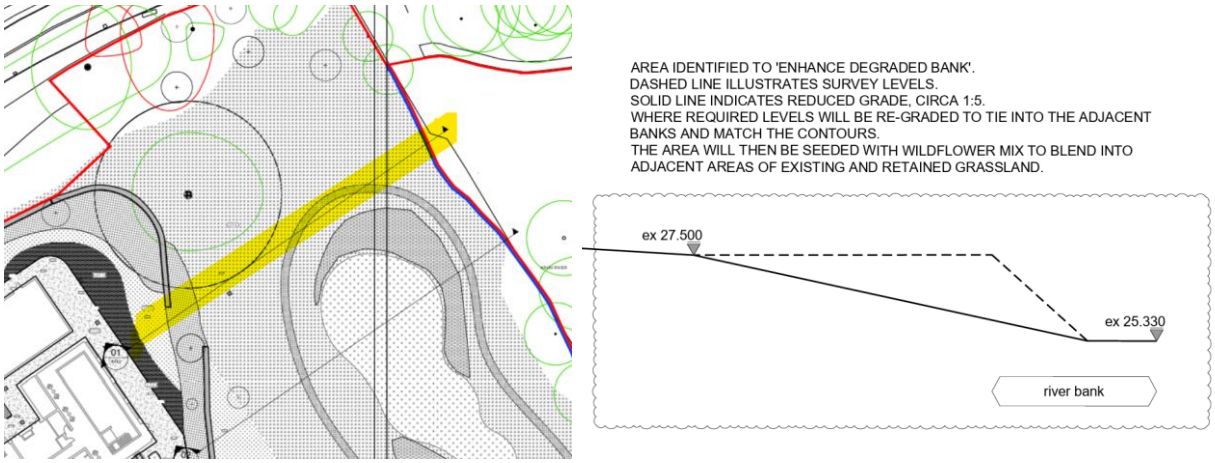
1. It is recommended that a proposed contour and levels plan is submitted to include the riverbank and the extent of regrading works (in addition to Section 1, as shown in Landscape sections sheet 2 DRL8002 P01), to clearly indicate the area of the river to be accessible.

   The sections provide useful clarification of the proposed riverbank profile and levels. However, the full extent of regrading remains unclear on plan and it is difficult to establish if the area identified for bank enhancement in the wetland scrape levels plan correlates with Section 1 (as indicated in landscape site layout plan). Further plan information would provide greater

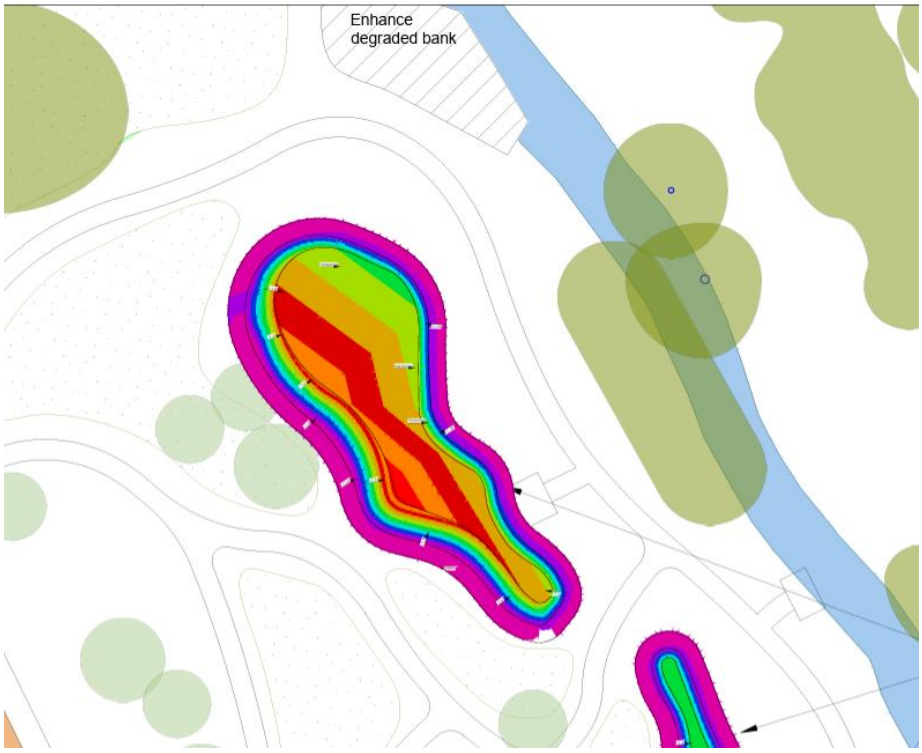
certainty, although Landscape is content for the Planning Officer to determine whether this is necessary for the purposes of discharge.

PARTLY ADDRESSED – item can be closed at the Planning Officer's discretion.

The current information is copied below for ease.



Section 1 in plan and section 1 detail.



Wetland scrape levels plan indicating the 'enhance degraded bank' area.

2. In addition, it is noted that seating and platforms are no longer proposed along the river or wetland features. We recommend these are provided given the following: Seating has now been added to the revised landscape drawings, with thanks. Item 8 of the River Corridor Sketchbook, however, continues to state that seating is not proposed. We recommend this is updated for consistency. **Partly Addressed – item can be closed at the Planning Officer's discretion.**
    a. Item 3 of the Strategic Approach & Recommendations of the River Corridor Improvements Scheme (pages 4 and 5) calls for more human interaction
    b. Item 8, page 5 of the River Corridor Improvements Scheme states that, "*Locating several seating platforms at strategic locations on both sides of river will encourage human interaction with river*".
    c. 8.11 of the LVIA under DC/19/1897, states that, "*Seating platforms will be introduced to encourage recreation, observation and potentially fishing activities*".

Outline Planting Specification & Strategic Long-Term Maintenance & Management Notes

2. Discrepancy is noted with the approach to herbicides. "*Hand pulling and mechanical removal only"* is specified, yet herbicide application is proposed elsewhere. As per the Site Wide Landscape Maintenance & Management Specification approved under DC/24/0205, "*informal landscape areas, parkland and peripheral areas should be free of both pesticides and fertilizers unless deemed fundamentally essential*". Given the existing and proposed ecological features, we strongly recommend that herbicides including glyphosate are only considered for Schedule 9 species alone and that alternative methods must be adopted. Please amend the following sections to reflect this: Some references to herbicide use remain elsewhere within the document, together with the use of fertiliser associated with establishment planting. While Landscape would prefer chemical use to be minimised, particularly in proximity to ecological features, the amendments made are acknowledged and no further changes are sought from a landscape perspective. **CLOSED**
    a. [Proposed Hedge & Scrub Planting] "*herbicide use may be the most effective measure to take against unwanted species. Where herbicide application is needed, it is recommended that an appropriate herbicide is applied in July - August in small, controlled areas around the shrub base"*
    b. [Proposed Hedge & Scrub Planting] "*Weed growth within planting areas shall be eliminated during the summer visits with a suitable translocated herbicide, in line with the manufacturer's instructions"*
    c. [Amenity Grassland] "*The use of fertilisers and herbicides on amenity grass areas will be limited to the spot control of invasive weeds once the grass has established"*
3. [Watercourses] Amendments are required for the removal of Himalayan Balsam. Please create a separate item to specify this Schedule 9 species and amend to detail removal by hand pulling during flowering, in summer months, to reduce spread. Updated with thanks. **CLOSED**

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	21/07/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	22/07/2026 03/11/2026