



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Pear Tree Farm Furners Lane Woodmancote West Sussex
DESCRIPTION:	Approval of details reserved by conditions 3,4,5,6,8 and 9 to approved application DC/23/2018
REFERENCE:	DISC/26/0035
RE-CONSULT:	1 st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	More Information / Modification More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: 2nd set of comments Our comments have not been addressed thus we continue to request more information and modification. 1st set of comments No comments provided for Condition 4 as details are not pertinent to landscape. We are satisfied with the information provided in order to discharge Conditions 3, 5, 6 and 9. More information and modification is requested in order to recommend the discharge of Condition 8. Please see details below.	
MAIN COMMENTS: <u>Condition 3</u> 1. No concerns. <u>Condition 5</u> 2. No concerns. <u>Condition 6</u> 3. No concerns.	

Condition 8

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
 4. No concerns.
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 5. Cypress oak and Quercus robur 'Fastigiata' are the same species, and Fastigate Hornbeam and Carpinus betulus 'Fastigiata' are also the same species. Please clarify if 4no. are proposed for each, or if two alternate species are proposed.
Not addressed. We therefore assume that 4no. are proposed of each species. Closed.
 6. Sizes have not been provided. Please specify 12-14cm girth or larger for more instant impact.
Not addressed. Please amend.
 7. Tree pit details have not been provided. Please amend.
Not addressed. Please amend.
- Details of all hard surfacing materials and finishes
 8. No concerns.
- Details of the management and maintenance of the landscaping within the site
 9. No information provided. Please amend.
- Boundary details
 10. No concerns.
- External levels
 11. External levels have not been provided. Landscape response under DC/23/0639 states that, 'it appears that the existing storage area has been raised to level the area and this is likely to have to be extended to accommodate the proposed building. Details of external levels should be provided to understand the necessary earthworks required.' Please confirm level changes.
Not addressed. Please amend.

Condition 9

12. No concerns.

Further comments

13. We note that a landscape management plan has been provided. Please note that 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. Alternative methods for weeding should be considered, except for Schedule 9 species; please refer to pan-uk.org for guidance and [resources](#). The documentation should be amended accordingly to remove mention of herbicides and reflect alternative methods as above or hand weeding alone by careful digging or selective scything.

RECOMMENDED CONDITIONS: N/A

NAME:

Elly Hazael
Trainee Landscape Architect (Planning)

DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	02/03/2026 09/04/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	03/03/2026 09/04/2026