

7 August 2026

FAO: Kate Turner
Senior Planning Officer
Horsham District Council

By email only

SLR Project No.: 433.066607.00001

**RE: The Copse Phase 2 – Application Reference DC/26/0355
Response to Consultation Comments**

Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping, and other associated infrastructure works.

On behalf of our client, Starbuild Ltd., we would like to respond to the following comments received from the Landscape Officer, Environmental Protection Officer and Ecologist.

Landscape:

Point 1. Modification to layout remains requested in order to safeguard boundary tree belts, highlighting aforementioned plots 5, 11, 12 and 23; 23 in particular, given its relationship with P2T92 which is afforded protection under TPO/1543.

Point 2. Further amenity grassland suitable for informal play continues to be recommended in addition, given the limitations posed by the detention basin, ditch easement and woodland.

We have previously addressed most of the comments made by the Landscape Officer, these were the two points outstanding.

To address point 1, we have amended the private amenity spaces for plots 5, 11, 12, and 23 to pull them outside of the canopy areas. Please see drawing FL25-2301-055L - Proposed Site Layout.

To address point 2 our Landscape Consultant has confirmed that the landscape plan currently follows the local policies and landscape character for a well wooded landscape, including the reinstatement of the lost priority woodland as much as possible.

Therefore, they would recommend limiting the woodland reduction, however they appreciate the need for usable amenity space. The landscape plan has been amended to extend the currently proposed play space to the north-west, for a more connected space, whilst omitting the woodland along the SUDS basin, between the fence and the proposed woodland, providing an easily accessible space directly along the proposed footpath

We trust that this increase in amenity grassland is acceptable.

Ecology:

Point 1. Further amendments are required pertaining to the baseline and the post-development tabs within the metric.

We have previously addressed most of the comments made by the Ecologist this was the one point remaining.

To address point 1 above, the BNG metric has been updated accordingly.

Environmental Protection:

Point 1. EH have reviewed the Air Source Heat Pump Location Plan and it would appear that some of the ASHP units are located close together. For these areas we therefore have some concerns in relation to the cumulative impact of these units, both in terms of proposed units and offsite receptors.

To address point 1 above our Sustainability Consultant has confirmed that the Air Source Heat Pump (ASHP) locations shown on the submitted planning drawings are indicative only and are intended to demonstrate that sufficient space exists to accommodate a suitable low-carbon heating solution.

At this stage of the planning process, the final heating strategy and equipment selection have not been determined. Consequently, the number, type and location of any external plant remain subject to further design development. The submitted layout should therefore not be interpreted as the final arrangement of external units.

As the development progresses, it may be elected to adopt alternative Future Homes Standard compliant low-carbon heating technologies or revised equipment configurations, reflecting evolving technology, product availability, and project requirements. This may include alternative heat pump arrangements or other low-carbon systems which could alter the extent and location of any external plant from that illustrated within the planning submission.

The purpose of the submitted drawings is therefore to demonstrate the principle of providing potential external space for low-carbon heating infrastructure, rather than to fix the final position or quantity of external equipment.

Accordingly, we do not consider the indicative layout to prejudice the acceptability of the development. The final arrangement will be selected to ensure an appropriate balance between operational performance, amenity, Building Regulations and planning requirements.

I have appended a schedule of the plans and documents submitted with this response at Appendix A.

We look forward to receiving confirmation that our responses above, along with the submitted report and drawings, address the comments raised by the Landscape Officer, Environmental Protection Officer and Ecologist and that no further information is required.

Should you have any questions or wish to discuss any submitted report or plan, please do not hesitate to contact us.

Regards,

SLR Consulting Limited

Debra Higginbotham

Associate Planner - Planning





Appendix A: List of submitted documents

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7th August 2026

Document/Plan	Author	Reference	New, updated or Existing
BNG Metric	Lizard Ecology	LLD3554-ECO-CALC-001-03-METRIC PDF	Updated Report
BNG Metric	Lizard Ecology	LLD3554-ECO-CALC-001-03-METRIC	Updated Report
Biodiversity Net Gain Assessment	Lizard Ecology	LLD3554-ECO-REP-002-03-BNG	Updated Report
Illustrative Landscape Masterplan	Lizard Landscape	LLD3554-LAN-DWG-010 Rev 04	Updated Report
Landscape Strategy Report	Lizard Landscape	LLD3554-LAN-REP-010 Rev 03	Updated Report
CGI Views	Fluid Architects	2301-View-01B	Existing
CGI Views	Fluid Architects	2301-View-02B	Existing
CGI Views	Fluid Architects	2301-View-03B	Existing
CGI Views	Fluid Architects	2301-View-04C	Existing
Accommodation Schedule	Fluid Architects	FL25-2301-010M	Updated Drawing
Design and Access Statement	Fluid Architects	FL25-2301-015C	Updated Report
Proposed Site Layout	Fluid Architects	FL25-2301-055M	Updated Drawing
Proposed Site Layout - Coloured	Fluid Architects	FL25-2301-056D	Updated Drawing
Proposed Site Sections	Fluid Architects	FL25-2301-057B	Existing
Building Heights	Fluid Architects	FL25-2301-060D	Updated Drawing
Building Mix	Fluid Architects	FL25-2301-061D	Updated Drawing
Parking Strategy	Fluid Architects	FL25-2301-062D	Updated Drawing
Tenure Plan	Fluid Architects	FL25-2301-063D	Updated Drawing

Refuse Strategy	Fluid Architects	FL25-2301-064D	Updated Drawing
ASHP & PV Location Plan	Fluid Architects	FL25-2301-065D	Updated Drawing
Proposed Street Scenes - Coloured	Fluid Architects	FL25-2301-080B	Existing
Proposed Street Scenes - Coloured	Fluid Architects	FL25-2301-081B	Existing
HT 01 (Plots 01 & 12)	Fluid Architects	FL25-2301-099	Existing
HT 01 (Plot 23) - Plans, Elevations & Section	Fluid Architects	FL25-2301-100A	Existing
HT 02 (Plots 02 & 03)	Fluid Architects	FL25-2301-105A	Existing
HT 03 (Plots 04 & 05)	Fluid Architects	FL25-2301-110	Updated Drawing
HT 05 (Plots 9-10)	Fluid Architects	FL25-2301-120	Updated Drawing
HT 05 (Plots 18-19) Plans, Elevations & Section	Fluid Architects	FL25-2301-121A	Existing
HT 06 (Plot 11) Plans, Elevations & Section	Fluid Architects	FL25-2301-125A	Existing
HT 06 (Plots 17 & 20)	Fluid Architects	FL25-2301-126A	Existing
HT 07 (Plots 21 & 22)	Fluid Architects	FL25-2301-130A	Existing
HT 08 (Plot 13) - Plans, Elevations & Sections	Fluid Architects	FL25-2301-135	Updated Drawing
Double Garage (Plots 02-03 & 04-05)	Fluid Architects	FL25-2301-200	Updated Drawing
Proposed Bike Store	Fluid Architects	FL25-2301-215	Updated Drawing