



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Hawksbourne Wood Rusper Road Rusper West Sussex
DESCRIPTION:	Approval of details reserved by condition(s) 3, 4, 5, 6 to approved application DC/23/1806.
REFERENCE:	DISC/26/0055
RECOMMENDATION:	More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
We are satisfied with the information provided in order to recommend the discharge of Condition 6. However, the discharge of Conditions 3, 4 and 5 cannot be recommended due to insufficient information as well as discrepancy between proposals and the landscape strategy approved under DC/23/1806. The current scheme does not demonstrate sufficient regard for the sensitive woodland location as highlighted within the LVIA, therefore modification is required. Please see details below.	
MAIN COMMENTS:	
<u>Condition 3</u> <i>No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include</i> a) <i>Planting plans (to include details of hedgerow, ditches and minimum 2-3m wide infrequently cut grassland areas to provide connecting corridors as requirement as identified within the submitted LVIA by Petrow Harley Limited, Feb 2024);</i> 1. In general, there is discrepancy between planting plans and the landscape strategy approved under DC/23/1806 which was designed to mitigate adverse landscape effects identified in the LVIA. While the layout of the lodges has been altered (approved under DC/25/1635) this is considered to be minor, thus the reduced landscape scheme is queried. Please reinstate as approved or review proposals, highlighting the following: a. 2no. native trees are now proposed, in contrast to 35no. proposed under DC/23/1806. b. The proposed boundaries comprise shrub, groundcover and wildflower meadow, which are unlikely to be deliverable within a shared location, given their differing management regimes. Plans approved under DC/23/1806 detailed wildflower meadow within the amenity space of the lodges and native buffer planting to the boundaries of the lodge areas.	

- c. Ornamental hedgerow is now proposed to delineate the lodge areas, as opposed to tree and native buffer planting.
 - d. Ornamental shrubs and perennials are now proposed, as opposed to native buffer planting.
- 2. The LVIA states that ornamental planting should be avoided, thus we request that proposals are amended to reflect native species only. This is in order to mitigate adverse effects on landscape character and on Ancient Woodland in proximity. Alternative species are thus requested for proposed *Prunus lusitanica* 'Myrtifolia' and the mixed planted borders.
- 3. 2-3m wide infrequently cut grassland areas have not been proposed. We note 'native buffer planting with infrequent mowing', however this appears to be shrub, groundcover and wildflower meadow which should not be mowed as specified. Please amend or clarify.
- b) *Written specifications (including cultivation and other operations associated with plant and grass establishment);*
 - 4. Any planting within or adjacent to Root Protection Areas (RPAs) are stated to comply with requirements within the approved Arboricultural Method Statement, however this applies to landscape structures, such as fencing. Please amend, noting that we recommend avoiding planting within RPAs in principle, however where this is not possible, the following should apply:
 - a. New plants within the identified RPAs of retained trees to be in $\leq 3L$ pots.
 - b. All planting within RPA of existing trees shall be notched planted and locally adjusted to avoid tree roots.
 - c. All shrub planting to be undertaken by hand using hand tools only to minimize root damage. If significant roots are encountered, these will be left undamaged and dug around.
 - d. Bulbs where proposed will be planted in random locations manually using dibbers and bulb planters relocating positions where necessary to avoid tree roots.
 - 5. 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, particularly Ancient Woodland. Alternative methods for weeding should be considered, except for Schedule 9 species; please refer to pan-uk.org for guidance and [resources](#). Please amend the Grassland and Ecological Corridor Establishment section to state that fertilisers shall not be applied anywhere on site, not just within ecological grassland.
- c) *Schedules of plants noting species, plant sizes and proposed numbers/densities;*
 - 6. 3no. trees are listed within the schedule, however only 2no. locations appear in plan. Please ensure consistency between documents.
 - 7. Native hedgerow is listed within the schedule, however does not appear in plan. In any case, species in Latin names are also required.
 - 8. *Anemone racemosa*, assumed to be *Anemone nemorosa*, is proposed within the softscape plan however is not listed within the planting schedule. Please amend.
 - 9. 'Ornamental shrubs/perennials – Woodland tolerant mix' is queried. Please provide latin names.
- d) *Tree pit details.*
 - 10. Indicated within the softscape plans. Please amend to clarify the following:
 - a. Tree pit size no deeper than the root system and at least one and a half times as wide to ensure the tree is not planted too deep.
 - b. Backfill should replicate existing soil profile by using soil excavated from planting pits, only amended with imported soils if necessary. No fertiliser should be used.

Condition 4

No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include

a) Proposed finished levels and contours showing earthworks and mounding;

11. The contours provided appear to be existing as opposed to proposed. Please clarify or amend, noting that earthworks and mounding should avoid RPAs.

b) Surfacing materials;

12. As per point 1, there is discrepancy between hardscape plans and the landscape strategy approved under DC/23/1806 which was designed to mitigate adverse landscape effects identified in the LVIA. Current proposals detail significantly more hardscaped areas than previously approved, resulting in an urbanising appearance that is incongruous with the sensitive woodland character. We are thus unsupportive of newly proposed patio areas and request their removal.
13. The enlarged parking areas are also requested to be reinstated as approved in regard to size and treatment, which was approved as grassed paving.
14. Please reinstate access track to compacted gravel and/or change to buff colouring as specified in the LVIA.
15. The decking areas were approved as timber under DC/23/1806. This is preferred, however composite is acceptable provided that colouring is natural; please clarify.
16. We recommend that proposed border edging is removed, particularly within RPAs, noting that the LVIA states that 'contrived' landscaping should be avoided. Please refer to 3.4.1 of the LVIA.

c) Means of enclosure;

17. None proposed, thus no concerns.

d) Car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials;

18. See point 13.

e) Minor artefacts and structures (for example decking, signage, refuse and / or other storage units, lighting and similar features);

19. Lighting details and specification has not yet been provided. Please refer to the LVIA and amend.
20. Signage details have not yet been provided. Please refer to the LVIA and amend.

f) Proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

21. None provided. Please amend.

Condition 5

No development above ground level shall take place until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should include the longterm design objectives, management responsibilities, specifications, maintenance schedules and periods for all hard and soft landscape areas, and including all woodland, hedgerows, trees, meadow, native buffer and sedum roofs, including maintenance operations to deal with invasive species identified, together with a timetable for the implementation of the LMMP. The LMMP shall include details of the arrangements for its implementation and shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent for any variation.

22. More detailed information is required throughout; for example, 'weed control' and 'seasonal maintenance' is not enough detail.

23. As above, please provide information on watering and mowing/pruning regimes for successful establishment of each landscape feature; to include trees, native shrubs, hedgerow, groundcover, wildflower meadow and green roofs.
24. A maintenance timetable for all features is required, particularly for the green roofs and wildflower meadow which are prone to failure without correct maintenance.
25. Please include when stakes, ties and guards are to be removed; we recommend this is upon successful establishment or after 4 years of planting, whichever is sooner.
26. As per point 5, please amend documentation to remove mention of spot or targeted weed treatments and specify alternative methods or hand weeding alone by careful digging or selective scything.
27. Please amend 'injurious weeds' to Schedule 9 species.
28. More information is requested in regard to the removal of Schedule 9 species, such as Variegated yellow archangel, as cited within the LVIA and Preliminary Ecological Appraisal approved under DC/23/1806.

Condition 6

A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, November 2023) shall be submitted to and approved in writing by the local planning authority.

29. No concerns.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	10/04/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	10/04/2026