HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Ransoms Station Road Pulborough West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 14 and 21 to approved application DC/22/1059
REFERENCE:	DISC/25/0228
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	More Information / Modification Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

Many of the amendments addressing our comments have been incorporated into the applicant's response dated October 2025. However, these changes are not reflected in the landscape plan, planting schedule or planting specification. While it is preferable for such details to be clearly indicated within the these documents, the applicant's response gives the council enough detail to secure the implementation of most of the landscape strategy.

Nevertheless, we continue to recommend that the correct dimensions of planting beds are indicated on the plans so that we can be satisfied the landscape scheme can be delivered.

Other minor points are raised below such as the specification of the light fitting and location of root barriers are also advisable to have addressed but not critical.

Notwithstanding, should you be minded to discharge the condition, we recommend that the applicant's response report be referenced within the decision documents.

1st set of comments

Further information is required to be able to recommend the discharge of condition 14.

We do not wish to comment on Condition 21.

MAIN COMMENTS:

Condition 14

No part of the development hereby permitted shall be first occupied until 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:

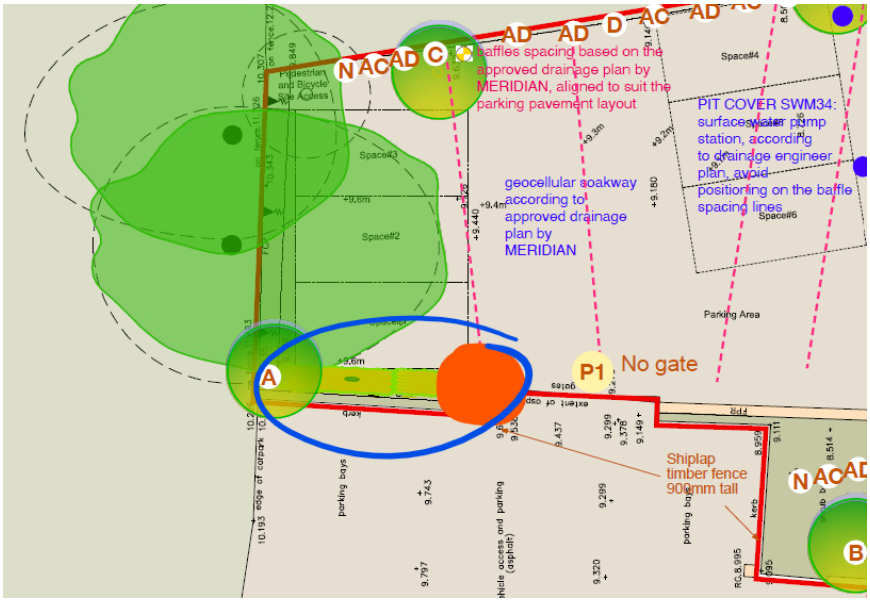
a) *Details of all existing trees and planting to be retained*

b) *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details, with a preference for naturalised / native species*

1. Please move tree A to the location highlighted in orange, in order to prevent competition with the existing trees. Also clarify what is the shrub planting proposed along space#1 and circled in blue below. And identify planting bed width within the proposed planting along the northern boundary.

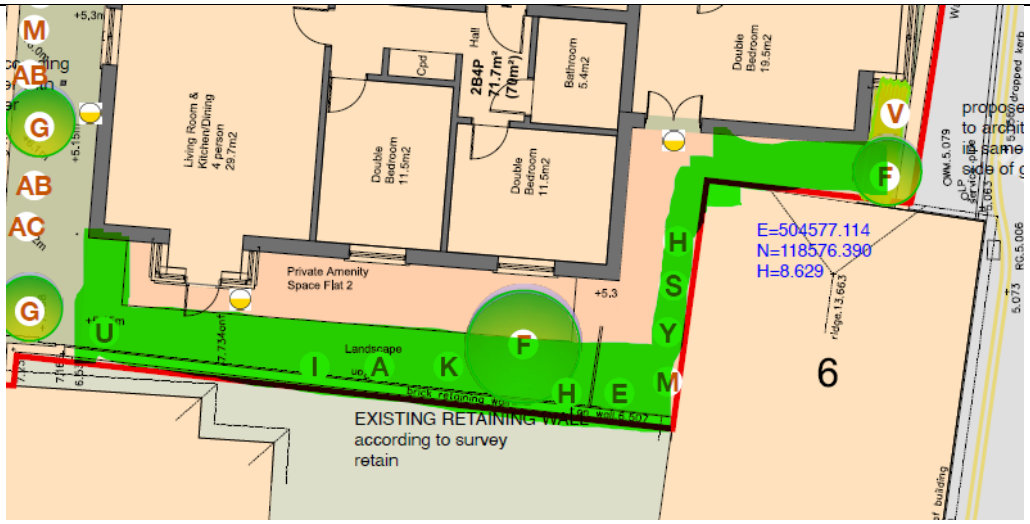
   Tree A moved, with thanks.

   We note within the applicant's response, dated October 2025, that the width of the planting bed is 1-1.5m, however this needs to be clearly marked in plan. For example, there does not appear to be 1m available space between Space#4 and the red line boundary.



2. Please clarify/review the area marked below in green as it appears the hatch is not correct and likely to be a planting bed to allow for the planting of the various proposed shrubs, herbaceous and trees?

   Closed, with thanks.



3. While the proposed species selection seems suitable in principle, their location and mature size needs to be shown within the plans to ascertain that these can be delivered and successfully establish.

   Closed, with thanks.

4. Add turf or grass seed specification details to planting schedule
   Specification of shade-tolerant turf seed mix added to the applicant's response, with thanks. Closed.

5. Suggest the Betula albosinensis 'Fascination' proposed at the entrance of the site is replaced with an Amelanchier arborea 'Robin Hill' or Carpinus Betula 'Frans Fontaine' for its columnar-shaped crow although it can still be multi-stem if preferred and it can be demonstrated that there is sufficient space to achieve this.

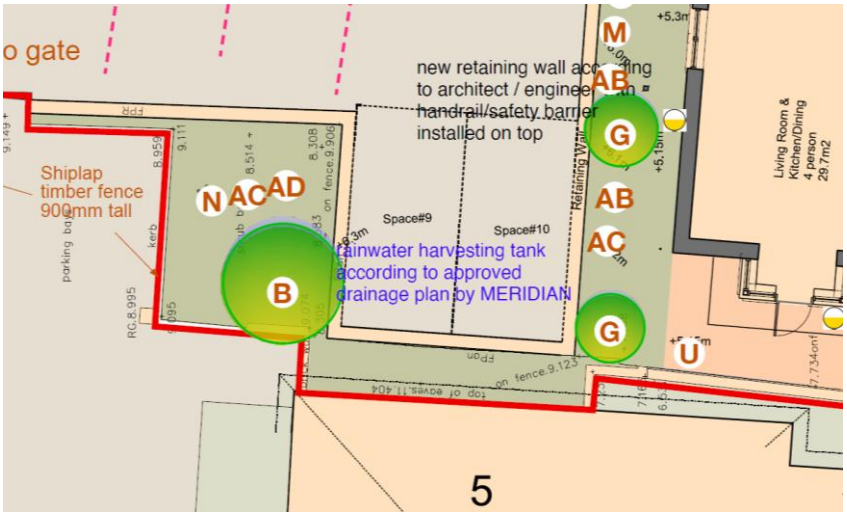
   Closed, with thanks.

6. Clarify what is the species proposed for the 'screen planting' shown in close proximity to the bike store.

   Elaeagnus ebbingei and Griselinia littoralis specified within the applicant's response, with thanks. Quantities have not been provided within the schedule, however, this outstanding point is deemed minor on this occasion, therefore closed.

7. Clarify planting for the landscape area shown below and clarify how this space is to be accessed for maintenance if grassed as showing within the key. Perhaps consider extending the use of groundcovers to reduce maintenance.

   Low-maintenance groundcover proposed in plan, with thanks. Quantities and density have not been provided within the schedule, however, this outstanding point is deemed minor on this occasion, therefore closed.



Tree pit detail and Soft Landscape Specification Notes

8. Please leave a 120mm collar free of mulch to prevent the stem/trunkfrom rotting. Concur that 75mm depth of mulch should be applied as referenced within the specification notes. Please amend tree pit detail to reflect.

   Closed, with thanks.

9. Preparation of the receiving area and spreading topsoil should adhere to BS 3882:2015 and BS8545:2014. Please amend to reflect that the depth of topsoil spread should not exceed 300mm, with loosened subsoil providing the remainder of the minimum rooting depth.

   Closed, with thanks.

10. We recommend that tree pits are no deeper than the root system and at least one and a half times as wide.

    Closed, with thanks.

11. Backfill should replicate existing soil profile by using soil excavated from planting pits, only amended with imported soils if necessary. Please remove washed sand layer.

    Closed, with thanks.

c) *Details of all hard surfacing materials and finishes*

6. Please clearly identify location of the proposed hard surface material. While the note states that parking spaces for example are to use priora charcoal block paving, the key and plan indicates porous tarmacadam.

   Closed, with thanks.

7. Similar issue with 'car access' and pedestrian path.

   Closed, with thanks.

8. Clarify proposed hard surfacing material around the building/private amenity space.

   Closed, with thanks.

d) *Details of all existing and proposed boundary treatments showing relative ground levels to adjacent properties / gardens*

9. Please provide specification for proposed timber fence in between private gardens. Please note a high-quality fence is expected.

   Closed, with thanks.

10. Clearly identify the extent of the proposed shiplap timber fence.

    Closed, with thanks.

11. Clearly identify the various existing and proposed boundary treatments. It's not clear from the plan what's proposed or existing and the extent of each.

    While the various existing and proposed boundary treatments remain somewhat unclear in plan, we are satisfied with the detail provided within the applicant's response. Closed.

e) *Details of all external lighting*

12. Please provide specification details

    We note that, '*Low-glare, warm-white (3000K) bollard lights (Collingwood GL040A or equivalent), IP65 rated, downlighting only'* is proposed within the applicant's response. Collingwood GL040A is an example of an uplighter as opposed to a bollard or downlighting, which has been specified. As such, we recommend that an alternative product is chosen.

f) *Ecological enhancement measures*

13. None proposed. Unclear if any measures have been agreed.

    We note within the applicant's response that 2no. integrated bat bricks and 2no. swift boxes have been added to the design, with thanks. Regrettably, these have

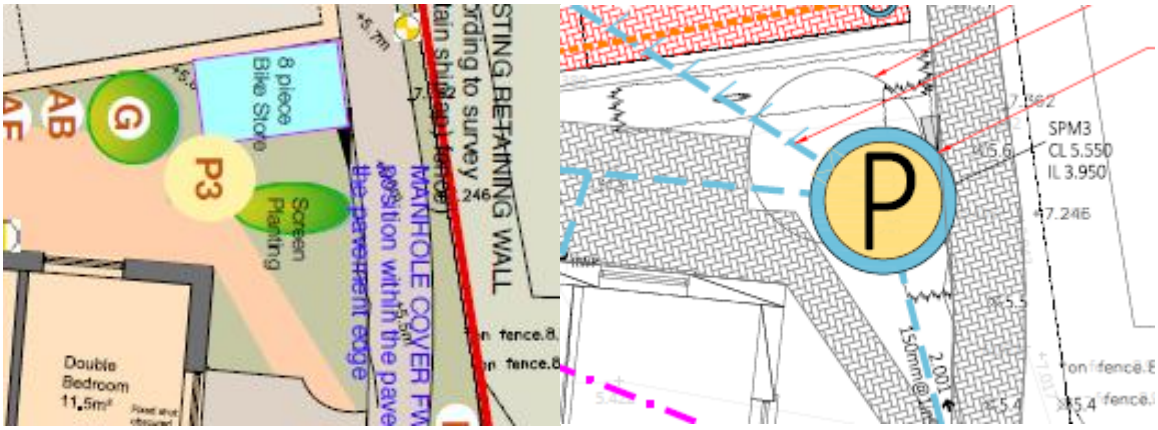
not been added to the plan, however we note 2no. bat boxes in proximity to trees have been added to the plan. We recommend ecological advice is sought as to the preferred measures and appropriate locations for installation. Closed.

g) *Reference to the bin / cycle store to be included*

h) *Reference to underground service runs, water tanks and SuDS attenuation tanks to be included to allow for successful coordination between landscape and services*

14. Not provided. Drainage layout plan under DC/22/1059 doesn't appear coordinated with the landscape proposals. For instance, tree indicated as G appears to clash with a proposed pipe, see extract below

    Closed, with thanks.



15. Location of tree root barriers where needed must be indicated in the plan.

    ReRoot 2000 has been specified 'where needed' within the applicant's response however we continue to recommend that locations are added to the plan to ensure successful delivery and establishment.

RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	09/10/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	10/09/2025 10/10/2025