



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cotlands Paddock Horsham Road Cowfold West Sussex
DESCRIPTION:	Use of land for the stationing of 4no. static caravans for (Gypsy and Traveller) residential purposes and associated day rooms.
REFERENCE:	DC/25/2079
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: No landscape details have been submitted since landscape comments dated 18 th March 2026, however these comments may be addressed via condition. We note, however, that the newly submitted Block Plan (received 30 th March 2026) reflects a previous revision (Drawing no. 2509CO_R1_001, dated 10 th February) as opposed to the scheme that addressed previous landscape comments (Drawing no. 2509CO_R2_001, dated 27 th February). We request that the latter scheme is re-submitted, however if this does not occur, landscape comments and requests for modification dated 20 th February will apply.	
MAIN COMMENTS: N/A	
RECOMMENDED CONDITIONS: Landscape Scheme 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: • Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names • Proposed and existing services above and below ground, indicated in plan and coordinated with the landscape proposals – such as drainage, power, communications cables and pipelines – including lines, manholes, supports and other technical features • Details of all external lighting The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent	

of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape Management and Maintenance Plan

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	22/04/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	23/04/2026