



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Former Fire Station, Hurst Road, Horsham, West Sussex
DESCRIPTION:	Approval of details reserved by conditions 4 and 8 to approved application DC/25/1266
REFERENCE:	DISC/26/0263
RECOMMENDATION:	Advice / More Information
SUMMARY OF COMMENTS & RECOMMENDATION: Further information is required in relation to Condition 4 to demonstrate that shrub planting above the proposed attenuation tank can be successfully established and maintained, and that the drainage and landscape proposals have been appropriately coordinated. No landscape comments are raised in relation to Condition 8.	
MAIN COMMENTS: While the technical acceptability of the drainage proposals is a matter for the drainage consultee, the submitted details have been reviewed insofar as they relate to the coordination and deliverability of the approved landscape strategy. The attenuation tank is proposed underneath a substantial area of shrub planting. The top of the tank is shown at 49.90m AOD, with a stated minimum ground level of 50.85m AOD above it. However, the proposed levels plan appears to show this area falling at approximately 1:20, from 51.40 m AOD to 50.75 m AOD. On the basis of the submitted levels, the available depth above the tank may reduce to approximately 850 mm at the lowest point, before allowance is made for any protection, drainage or other construction layers. Confirmation should therefore be sought from the drainage officer that shrub planting above the attenuation tank is acceptable and would not compromise the tank's structural integrity, operation, inspection access or long-term maintenance. It is noted from the external works plan that capping and sub-base layers may be required beneath the proposed footways in response to ground conditions. It is unclear whether similar construction layers would also be required within the attenuation tank that would further reduce the effective rooting depth available for shrub planting. Coordinated sections should therefore be provided showing the construction build-up, soil profile and effective rooting depth available for planting.	

Guidance referring to BS 3882:2015 indicates a normal minimum rooting depth of 600 mm for shrubs. Topsoil should not normally exceed 300 mm, with suitable loosened subsoil providing the remainder of the rooting depth.

Subject to confirmation that a continuous and suitable soil profile can be achieved, an overall depth of 850 mm may therefore be sufficient for shrub planting. However, the applicant should demonstrate that the proposed depth, soil composition, drainage characteristics and rooting volume are suitable for the shrub species proposed and will support their successful long-term establishment. Where the required rooting profile cannot be achieved, the planting proposals or tank arrangement should be amended accordingly.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	01/10/2026