

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Greenway Academy Greenway Horsham West Sussex
DESCRIPTION:	Variation of Conditions 1, 3, 4, 5, 6, 9, 20 and 23 to previously approved application DC/22/1954 (Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels and landscaping) relating to amended plans and pre-commencement conditions.
REFERENCE:	DC/26/1048
RE-CONSULTATION:	1 st set of comments in black 2 nd set of comments in blue
RECOMMENDATION:	Modification No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

The majority of our previous comments have been addressed and the amended plans are satisfactory in regard to pre-commencement conditions. No further concerns remain from a landscape point of view.

1st set of comments

Modification is requested in order to secure a more sympathetic scheme. See details below.

MAIN COMMENTS:

Height & Materials

1. The proposed dark grey render results in an imposing appearance that is incongruous with the local townscape character and suburban context.

The sentiment of buff brick feeling 'institutional' is disagreed with. Buff brick has been identified within the colour study, and while treatments do not need to necessarily reflect the local vernacular, naturalistic and earth tones are regarded as being more harmonious with the surroundings, as opposed to cool and utilitarian shades, such as greys. Further, buff brick is found on the existing building and is therefore reflective of the existing character.

Please modify the building treatments to enhance the relationship between the proposed building and its surrounding context. Multicolour brick incorporating a palette of various buff tones is recommended as a ground level layer with single buff brick to the first. Please note that single buff brick throughout would be an improvement to the currently proposed grey, however the above approach is advised in order to visually break up the massing.

Amended, with thanks. Closed.

2. Consideration should be made to reducing the height of the kitchen chimney which is significantly higher than approved and will give rise to adverse visual effects. Please also detail proposed height within the section plans.

Lack of height detail notwithstanding, the height has been reduced, with thanks. Closed.

Existing Landscape Features

- Please provide Tree Protection Fencing for T8 and T9 in Phase 2b for the SuDS basin construction.

Amended, with thanks. Closed.

Landscape Proposals

- The area below demonstrates proximity between services, hardscape and proposed trees, which limits chances of successful establishment due to insufficient and compacted rooting medium. Please note in addition that the northernmost tree may need relocating given its location within the sewer easement zone.

In any case, the inclusion of root barriers as well as root cells to increase the volume of rooting medium is requested. Please refer to guidance from GreenBlue Urban [here](#). Locations of proposed cells and barriers must be indicated in plan and details provided.



Root barriers have been included and a slight adjustment made. Closed.

- Please amend the tree species along the western boundary to reflect *Carpinus betulus*, as previously approved under DC/22/1954. This species is marcescent and therefore will provide screening benefits above and beyond that proposed.

Amended, with thanks. A fastigate cultivar is noted, which may limit screening benefits. The common, native species is preferred, however, closed.

- We request that 1no. proposed tree is relocated from the southwestern corner [highlighted in yellow, below] to the location highlighted in blue. Its current proposed location is within the RPA of a mature offsite *Quercus robur*, therefore planting in this area is likely to result in root severance. The requested location would instead soften the appearance of the new building from Greenway and strengthen the existing green infrastructure.



Amended, with thanks. Closed.

- The heights of the proposed western treeline were previously approved as 300-350cm, as opposed to 200-300cm. Please amend this treeline and the requested tree along Greenway (above) to the previously approved height for instant maturity and to mitigate adverse visual effects, particularly for receptors on Merryfield Drive.

Amended, with thanks. Closed.

8. While SuDS planting has been illustrated within the Indicative Planting Palette plans, it has not been identified within the landscape strategy. In order for the detention basin and swale to blend aesthetically into their surroundings, we recommend the generous provision of structural planting including shrubs, grasses and nectar rich plants. Please amend.
[Not addressed, however, closed.](#)
9. Please confirm that no landscaping is proposed within the northern parcel of the scheme, particularly where it may impact existing field drains.
[Confirmed, with thanks. Closed.](#)
10. Please include SuDS grass and wildflower grass (if different to flowering lawn) to the Grass Strategy Plan.
[Amended, with thanks. Closed.](#)

RECOMMENDED CONDITIONS:

If you're minded to recommend the application for approval without the concerns addressed above please get in touch as specific conditions will be required.

[N/A](#)

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	12/08/2026 (<i>Informal comments</i>) 01/10/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	01/10/2026