



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of East Street Rusper West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3,4,5,8,9,10,11 and 12 to approved application DC/25/0523
REFERENCE:	DISC/26/0080
RECOMMENDATION:	More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: No comments provided for Conditions 8, 9, 10 and 11, as details are not pertinent to landscape. We are satisfied with the information provided in order to discharge Conditions 3 and 4, however please note we expect to see further information submitted under Condition 7, including cross sections of the gabion wall and SuDS basin. More information is requested is requested in order to recommend the discharge of Condition 12, as the air source heat pumps are not clearly indicated within proposals. Modification is requested in order to recommend the discharge of Condition 5. See details below.	
MAIN COMMENTS: <u>Condition 5</u> 1. The combined services drawing has not been coordinated with the landscape proposals and thus we note areas of conflict with proposed trees. These plans must be coordinated and altered to ensure both strategies can be delivered, avoiding trees located within easement zones. Please note that the proposed trees are key to the general amenity of the development and serve as landscape mitigation to retain the wooded character of the area. 2. We note discrepancy between the combined services drawing and the drainage strategy approved under DC/25/0523. Clarification is requested. 3. As above, a constructed manhole is now proposed within the RPA of a mature oak, T55. This must be re-located outside the Tree Protection Fencing.	
RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	01/04/2026