



Horsham District Council  
Parkside  
Horsham  
West Sussex  
RH12 1RL

Our ref: 14917  
Date: 3 March 2026

For the attention of: Bethan Tinning

**Application ref:** DC/26/0088  
**Location:** Coombe Cottage Church Road Mannings Heath  
**Proposal/Description:** Erection of a two storey 4 bedroom dwelling with associated parking and landscaping.

Thank you for consulting with Place Services on the above Full planning application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

### Summary

|                                                                               |                                     |
|-------------------------------------------------------------------------------|-------------------------------------|
| Not supportive on landscape grounds                                           | <input type="checkbox"/>            |
| No landscape objection, subject to attached recommendations and/or conditions | <input checked="" type="checkbox"/> |
| Further information required prior to determination                           | <input type="checkbox"/>            |
| No landscape comments / does not wish to comment                              | <input type="checkbox"/>            |

## 1.0. Site Context

- 1.1. The Site is located within Mannings Heath and comprises part of an existing garden of an associated dwelling within the urban area. Church Road forms the eastern site boundary, and rear garden fences form the northern and western site boundaries.

## 2.0. Review of the proposal/submitted information:

- 2.1. Overall, the proposed development of one single dwelling could be accommodated within the site from a landscape perspective.
- 2.2. Based on the submitted information, we would expect a planting schedule to be provided alongside the Replanting Scheme Plan. This information could be submitted at Condition, and therefore a Hard and Soft Landscaping Condition has been recommended below.
- 2.3. The Replanting Scheme document identifies a Yew Tree to the eastern edge of the site, whereas the BR Proposed Site Plan (Dwg no. 643 /400C) identifies an Indian Bean Tree. Clarification is required on the existing tree retained in this location.



- 2.4. The Replanting Plan indicates a number of new bushes and new trees within the site. This need to be included also on other submitted plans and should be specified. Details of this can be submitted as part of the below Condition.
- 2.5. The ash trees in the back garden are at a high risk of being killed by ash-dieback. The planting scheme should consider suitable replacements in other areas of the garden and increase the number of trees within the property boundaries.
- 2.6. The Construction Management Plan states in Section 5 Site Establishment and Security that *“The eastern boundary is predominately secured by mature hedging and trees. Any gaps will be secured by erection of suitable hoarding or Heras fencing”*. No information has been provided on the locations of the protective fencing proposed around the retained vegetation. We advise that a Tree Protection Plan is proposed with details of the locations of protective fencing during the construction phase of the development, to ensure that this vegetation, and any other retained vegetation, is protected during this construction phase.

### 3.0. Summary

- 3.1. We advise that the above recommendations and additional information is submitted. This information can be included within the submissions under the following Condition wording.

### 4.0. Recommended Condition(s):

- 4.1. If minded for approval, we would recommend the following conditions for your consideration:

#### ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD AND SOFT LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and boundary treatment. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

Please contact us if you have any queries in relation to this advice.

### Place Services – Landscape Team

Email: [landscape@essex.gov.uk](mailto:landscape@essex.gov.uk)



Place Services provide landscape advice on behalf of Horsham District Council.

**Please note:**

*This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.*

*We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.*