

J Hopkins-Brown
Planning Compliance Officer
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex RH12 2GB

10 June 2025

Dear Ms Hopkins-Brown

Further to your email to Simon Rickards of Paper Architecture Limited I write with the requested details related to the following:

**RE: DC/23/0235 PRE-OCCUPATION CONDITION 8
FIELD HOUSE, COX GREEN, RUDGWICK RH12 3DD**

HARD AND SOFT LANDSCAPING WORKS

This document provides details of landscaping works at Plot 3 (Field House) Oakfield Cox Green as required under the conditions relating to planning consent DC/23/0235. It should be read in conjunction with the accompanying annotated landscaping site plan dated 10 June 2025, the base of which is the approved plan produced by the Ecology Co-op Ltd, with any additional details added as requested. It should also be referenced against the approved Arboricultural Method Statement produced by Treeline Services Ltd dated 21/11/22 and the approved Biodiversity Enhancement Strategy produced by The Ecology Co-op dated 13/5/24.

Scope

It should be understood that the scope of this document relates only to the implementing of conditions pertaining to Plot 3, now registered as 'Field House'.

1.0 Hard Landscaping

To the front:

The driveway has been constructed in accordance with the requirements of the tree protection measures detailed in the Arboricultural Report Method Statement. It is laid to gravel on a permeable base.

To the rear:

The patio abuts the building and is finished with Indian sandstone paving slabs. An inset area is finished in cedar deck planking. Retaining walls and steps are constructed

from brick of the same stock as the facades of the building and topped with matching Indian sandstone slabs.

2.0 Soft Landscaping

2.1 To the front:

The area of mixed grasses and wildflowers under and around the oak tree (T30) is retained. The area currently remains fenced as part of it still abuts an active construction site. All of this grassland falls within the root protection zone of this tree and there is a requirement not to disturb the ground here. The biodiversity report specifies this area to be managed as wildflower meadow, recommending rotavating the soil and applying a wildflower seed mix and cutting and clearing once a year, however, this would be in conflict with the requirements of the Arboricultural Method Statement for a protected tree and these requirements take precedent.

The area will be cut and cleared in September. So far this season, a good diversity of grasses (3+ species) and wildflowers have been observed including snakes head fritillary, lesser celandine, wood anemone, sweet violet, native bluebell, primrose, common vetch, greater and lesser stitchwort, lady's smock, greater plantain, common sorrel, foxglove, cow parsley, dandelion, oxeye daisy, meadow buttercup, knapweed, and mallow. As such it has already reached the target of 20 species recommended in the Biodiversity Enhancement Plan and it is to be expected that others will emerge as summer progresses. This ecology is perhaps more representative of woodland/hedgerow edge than open meadow and authentically represents the historic use of this parcel of land in a way a standard wildflower mix cannot do. Cutting and clearing the area twice a year (early spring and autumn) will further enhance and encourage the native wildflower species without allowing the grasses to dominate and over time should encourage further diversity of species to thrive.

2.2 To the rear:

The Biodiversity Enhancement Plan for the site includes a 2 metre strip of wildflower meadow along the western boundary of the site. A significantly more extensive area (approx. 100m² – twice that recommended) has been cleared of topsoil here, rotovated and seeded with wildflower mix EM2, which is now germinating well after the dry conditions experienced in April/May. This will be cut and cleared in the autumn of each year.

The remainder of the back garden is largely laid to lawn as indicated on the plan. Planting will be undertaken in the next appropriate planting season and losses will be replaced in the next following planting seasons. For most of the shrubs, this will mean sourcing in the autumn of 2025 or in some cases, spring 2026 as nurseries make stocks available.

Tree planting is proposed as follows:

1 x multi stemmed Silver Birch in 10 litre pot (marked A on the plan) planted.

Non-native hedge and border shrubs: will be planted in sizes to encourage optimum establishment. Hedge plants sourced as bare rooted whips will be planted at a density of 5 per metre and fitted with rabbit guards. It is anticipated that the majority of woody shrubs and trees will be sourced in 5 to 10 litre pots.

Portuguese laurel	Exochorda	Viburnum
Yew	Shrub Honeysuckle	
Beech	Jasmine	
Malus (dwarf form)	Ceanothus	
Holly	Shrub Rose	
Hydrangea	Dogwood	

2.3 Boundary Treatments

Western boundary: this is abutted by the newly sown area of wildflower meadow that will merge into the grazed meadow and parkland landscape beyond it, as indicated in the Biodiversity Enhancement Strategy.

Southern Boundary: the Strategy calls for a non-native hedge along the full length of this boundary. This will be composed of species from the list at 2.2 above. Any losses will be replaced in the following planting seasons.

Eastern Boundary: a species-rich native hedge will be planted in accordance with the Biodiversity Enhancement Strategy. Varieties will include 50 per cent hawthorn, plus field maple, buckthorn, dog rose, service tree and rowan. Plants will be sourced as bare-rooted whips in late autumn to avoid disturbance of tree roots in the RPA, and ensure optimum establishment and longevity. Whips will be planted at a density of 5 per metre and fitted with rabbit guards. Any losses will be replaced in the following planting seasons.

Northern Boundary: this comprises an existing mature hedge dominated by English Yew, Portuguese Laurel, Cherry Laurel and a medium sized English Oak (T28) and a Silver Birch (G1), some of which is planted on neighbouring land and some on the site. This is to all be retained.

3.0 Existing Trees and Planting to be Retained

Works to the Oak (T30) to the front of the building were carried out in October 2024 to remove dead material as recommended in the Arboricultural Method Statement and in consultation with the District Tree Officer.

The Ash Tree T18 , affected by Ash Dieback, was removed as recommended in the Arboricultural Method Statement.

RE: DC/23/0235 PRE-OCCUPATION CONDITIONS 9, 10, 11, 12 AND 13

I can confirm that all the above pre-occupation conditions have been completed.

Please don't hesitate to contact me if you have further queries.

Yours sincerely,

Elizabeth Eden
Owner-Occupier