



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Rose View Park Hill Farm Lane Codmore Hill West Sussex
DESCRIPTION:	Approval of details reserved by condition(s) 3, 4, 6, 9 and BNG to approved application DC/25/0318.
REFERENCE:	DISC/26/0073
RECOMMENDATION:	More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

We are satisfied with the information provided in order to recommend the discharge of Condition 3.

We do not wish to comment on Conditions 4 and 9 as they should be discharged to the satisfaction of the Ecologist, however we have checked the coordination of these details against the landscape proposals and more information is requested.

Modification is requested in order to recommend the discharge of Condition 6.

MAIN COMMENTS:

Condition 4

No development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
 - b) Detailed designs to achieve stated objectives;*
 - c) Locations of proposed enhancement measures by appropriate maps and plans;*
 - d) Persons responsible for implementing the enhancement measures;*
 - e) Details of initial aftercare and long-term maintenance (where relevant).*
1. No concerns from a landscape perspective, however we note that not enough information has been provided and this is subject to change dependent on addressing points 3, 4 and 7.

Condition 6

No development shall take place, including any works of site clearance, until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

a) Details of all existing trees and planting to be removed and retained, including details of necessary protection measures during construction works.

2. No concerns.

b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.

3. No planting proposed, however tree planting is required to replace trees removed under TPO/0761; please refer to Arboriculture comments under DC/25/0318. We expect mature trees of similar species in the same location – see indication in blue, below.



Site plan under DC/21/2809 [left], current landscape proposals [right]

4. We further note the planting specification approved under DC/25/0318; this is welcomed, however hedgerow is not located in plan. We therefore request native hedgerow is planted alongside proposed post and rail fencing.

c) Details of all hard surfacing materials and finishes.

5. No concerns.

d) Details of all boundary treatments including new hedgerow.

6. New hedgerow is not located in plan; see point 4.

7. Please specify treatment for the northern boundary. We recommend this is post and rail in combination with native hedgerow, noting that *Prunus laurocerasus* is not suitable in this location.

Condition 9

No part of the development hereby permitted shall be occupied until a lighting design strategy for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

8. No information provided.

RECOMMENDED CONDITIONS: N/A

NAME:

Elly Hazael
Trainee Landscape Architect (Planning)

DEPARTMENT:

Specialists Team - Strategic Planning

DATE:

10/04/2026

SIGNED OFF BY:

Inês Watson CMLI
Specialists Team Leader (Landscape Architect)

DATE:

13/04/2026