



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Business Park Maydwell Avenue Slinfold West Sussex
DESCRIPTION:	Approval of details reserved by condition 3, 4 and 6 to approved application DC/24/2004
REFERENCE:	DISC/25/0281
RE-CONSULT:	1 st set of comments in blue 2 nd set of comments in green 3 rd set of comments in purple
RECOMMENDATION:	Holding objection/Advice Holding objection/Advice Advice
SUMMARY OF COMMENTS & RECOMMENDATION: 3rd set of comments Minor modification to lighting is recommended. See point 5. 2nd set of comments We cannot recommend the discharge of condition 6. 1st set of comments We do not wish to comment on conditions 3 and 4. We cannot recommend the discharge of condition 6. Please see below for details, noting that we recommend the advice of the tree officer is sought as there is encroachment into the AW 15m buffer.	
MAIN COMMENTS: <i>No part of the development hereby permitted shall be first occupied 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:</i> <i>(a) Details of all existing trees and planting to be removed and retained</i> <i>1. Not provided. In addition, we note incursion into the bank and a proposed retaining wall which appears to be within the AW 15m buffer. We also note previous concerns raised by the tree officer with regards on extent of change required/desired in respect of the</i>	

landscaped buffer to the AW. We recommend that the advice of the tree officer is sought.

Outstanding - no change other than removing the retaining wall from the plan. If this is no longer required, please confirm what is the eng soil retention alternative being proposed given the location of the building has not changed.

Closed

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

2. We recommend against the use of *Phothinia fraseri* 'red robin' in close proximity to AW and require a native hedge to be proposed instead.

Closed

(c) Details of all hard surfacing materials and finishes

3. Closed

(d) Details of all boundary treatments

4. Not provided

Outstanding

It is assumed that none are proposed. Closed.

(e) Details of all external lighting

5. Not provided

Outstanding

External lighting provided, with thanks, however while cognisant of the existing use, modification is requested given the proximity to Ancient Woodland (AW). AW is classified as an irreplaceable habitat and is highly significant to both the character and the ecological function of the area. NPPF 193(c) states that any development resulting in its loss or deterioration should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists. [Government guidance](#) states that increasing levels of light pollution can cause loss or deterioration, thus alternative lighting fixtures should be sought. We recommend the following options for [floodlights](#) and [wall lights](#). In any case, lighting specification must be 3000K or lower, directional, and where appropriate, use motion/proximity sensors set to as short a possible a timer as a risk assessment will allow.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	28/05/2026
SIGNED OFF BY:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DATE:	01/12/2025 09/03/2026 28/05/2026