

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Broomers Hill Park Broomers Hill Lane Codmore Hill West Sussex
DESCRIPTION:	Variation of conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 of previously approved application reference DC/13/1048 (Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces) to combine the two approved buildings into one single building.
REFERENCE:	DC/26/0975
RE-CONSULTATION:	1 st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Modification Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

[2nd set of comments](#)

Many comments have been addressed, with thanks. However, the Detailed Planting Plan has not been updated. Please provide in order to address points 2 and 6.

1st set of comments

Changes to proposals under DC/25/2048 are broadly welcomed and no major concerns are raised on landscape grounds. Nonetheless, minor alteration is requested in order to guarantee the long term health and retention of the proposed landscape strategy and existing landscape features.

No comments provided for Conditions 19, 30, 31, 38 and 43 as details are not pertinent to landscape. No concerns with 20, 36, 39 & 40 are raised on landscape grounds.

Minor modification is requested regarding Conditions 22, 23 & 24. See details below.

MAIN COMMENTS:

Condition 22

Prior to the commencement of the development full details of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall be submitted concurrently as a complete scheme, unless otherwise agreed with the Local Planning Authority, and shall comprise:

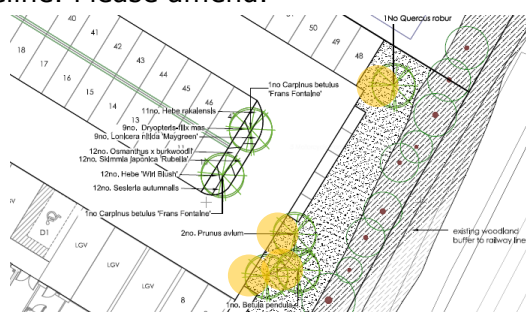
- A detailed plan and specification for topsoil stripping, storage and re-use on the site in accordance with recognised codes of best practice*

1. We recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed ecological features.

This is also in line with objectives found within the Sustainability Statement. Alternative methods for weeding should be considered, except for Schedule 9 species; please refer to pan-uk.org for guidance and [resources](#). Please amend the "TREATING TOPSOIL" and "GENERAL TOPSOIL STORAGE" sections accordingly.

Amended, with thanks. Closed.

- *Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers*
 2. Crocosmia is listed on Schedule 9 of the Wildlife and Countryside Act in England and Wales, and thus should not be included within proposals. Please replace with an alternative, nectar rich species with extended seasonal interest, such as Gaillardia spp.
An updated Planting Plan has not been submitted. Please provide.
 3. No concerns are raised with tree species, sizes and numbers, however planting of the proposed trees highlighted in yellow below are recommended to be carried out by hand using hand tools only to minimise root damage, given that they fall within the RPAs of the existing Poplar treeline. Please amend.



Label detailing, 'tree pits to be excavated by hand using hand tools only' has been added to the Hard and Soft Landscape Proposals Plan, with thanks. Closed.

- *Tree pit and staking/underground guying details*
 4. Please review all tree pit details to:
 - a. Omit the drainage layer incorporating gravel and geotextiles. This layer is considered unnecessary and introduces avoidable synthetic materials into the planting environment. The Landscape Strategy should also be amended accordingly.
 - b. Ensure that a 120mm collar should be left free of mulch to prevent the stems/trunks from rotting.

Amended, with thanks. Closed.
 5. An additional tree pit detail is requested for planting above proposed cellular storage tanks. These tree pits should be inclusive of root cells to increase the volume of rooting medium.
Justification noted, with thanks. Closed.
- *A written hard and soft specification (National Building Specification compliant) of planting (including ground preparation, cultivation and other operations associated with plant and grass establishment)*
 6. As per point 1, herbicides including glyphosate are recommended not to be applied at any time. Please amend the following sections within the Landscape Strategy:
 - a. "Apply proprietary herbicide to any perennial weeds"
 - b. "Planting areas shall be cleared of grass and weed growth physically and/or chemically with a proprietary translocation herbicide"
 - c. "Kill off any existing vegetation by spraying off with proprietary herbicide"
 - d. "Meadow areas should be hand-weeded or spot swiped for any perennial weeds"
 - e. "Weeds should be removed by hand unless where it is unfeasible; whereby weeds can be treated by the application of a suitable proprietary herbicide"
 - f. "Herbicide usage to be limited to spray usage on calm days"

An updated Planting Plan has not been submitted. Please provide.

7. Please remove the following, "Install a proprietary geo-textile weed suppressant membrane onto the surface of the pre-pared shrub planting beds". Geotextile weed membranes are ineffective and environmental concern is raised regarding plastic

degradation and microplastics pollution. The use of bark mulch is sufficient. Please amend accordingly.

An updated Planting Plan has not been submitted. Please provide.

- Existing and proposed levels for all external soft and hard landscape areas
- 8. No concerns raised on landscape grounds.
- Hard surfacing materials: layout, colour, size, texture, coursing and levels
- 9. No concerns raised on landscape grounds.
- Walls, fencing and railings: location, type, heights and materials
- 10. No concerns raised on landscape grounds.
- Minor artefacts and structures - location, size and colour and type of street furniture, signage, refuse units and lighting columns and lanterns
- 11. No concerns raised on landscape grounds.

Condition 23

Prior to the commencement of development a detailed long term Landscape Management and Maintenance Plan for all landscape areas shall be submitted to and approved by the Local Planning Authority in writing. The plan shall include:

- Aims and Objectives
 - A description of Landscape Components
 - Management Prescriptions
 - Details of maintenance operations and their timing
 - Details of the parties/organisations who will be maintain and manage the site, to include a plan delineating the areas that they will be responsible for
12. Please specify that tree stakes, ties and guards are to be removed upon successful establishment or after 4 years of planting, whichever is sooner.

Amended, with thanks. Closed.

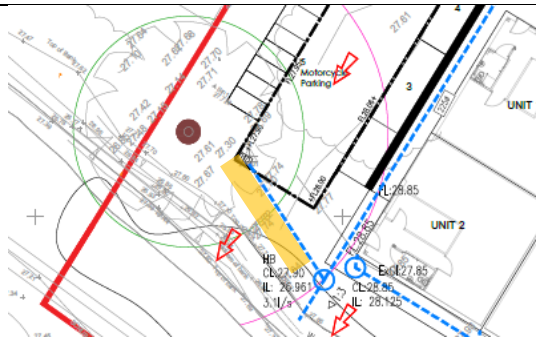
13. As per points 1 and 6, please remove and/or amend the following sections:
- a. 7.9 "through the application of a suitable proprietary herbicide/pesticide"
 - b. 8.6 "A selective herbicide should be used in order to suppress any emerging perennial weeds"
 - c. 8.14 "Meadow areas should be monitored to assess the growth of any invasive species and spot treated with an approved herbicide if required"
 - d. 10.0 "Apply folia acting / residual herbicide"; "Supply & apply selective herbicide...to all grassed areas"; and "Supply & apply selective herbicide...to amenity grass areas ONLY".

Amended, with thanks. Specific glyphosate formulations are proposed under 8.12 for meadow management; this is strongly advised against, however given that it is not detailed within the maintenance schedule we are satisfied with the information provided. Closed.

Condition 24

Prior to the commencement of the development full details of all underground services, including the position/layout, sizes and depths of service ducts, pipes, soakaways, manhole covers, and any above ground boxes/units shall be submitted to and approved by the Local Planning Authority in writing. These details shall demonstrate effective coordination with the landscape scheme submitted pursuant to conditions 4 and 5, and with existing trees on the site by submission of a plan overlaying these details on the landscape scheme. All such underground services shall be installed in accordance with the approved details.

14. Please adjust this drainage run (highlighted in yellow) to avoid the RPA of English oak T4, if possible, to safeguard its retention.



Drainage run adjusted, with thanks. Closed.

15. Please note in addition that this encroachment within the RPA and beyond the Tree Protection Fencing is not reflected within the Arboricultural Impact Report or Tree Protection Plan. Therefore, if it cannot be altered, the advice of HDC's Arboriculturalist should be sought.

As above, closed.

RECOMMENDED CONDITIONS:

If you're minded to recommend the application for approval without the concerns addressed above, the same wording for existing Conditions 22, 23 and 24 applies.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	24/07/2026 27/08/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	24/07/2026 28/08/2026