HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Barratts and David Wilson Development Site West End Lane Henfield West Sussex
DESCRIPTION:	S106/18/0002 Application for approval of details pursuant to Schedule 4, Part 1 (Landscaped Areas), Schedule 4, Part 2 (Estate Roads) and Schedule 4, Part 3 (Off Road Cycle Path) of the S106 Agreement of DC/17/1140. S106/16/0004 Application for approval of details pursuant to Schedules 1 (Footpath), 2 (Open space, allotments and equipped play area), 3 (Landscaping), 4 (Estate Roads), 6 (Fire Hydrants) and 7 (Travel Plan) of the S106 Agreement of DC/13/0787
REFERENCE:	S106/18/0002 & S106/16/0004
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

Please review these comments as a combined response for S106/18/0002 and S106/16/0004.

We can confirm that *Planting Plan Overview – Dec 2015 – Revision O* is acceptable on landscape grounds, notwithstanding various discrepancies such as the footpath and cycle path layout in the northern parcel.

Variations from landscaping proposals to what has been provided include species, play equipment, materials, earthworks, absence of wildflower meadow and a missing stretch of footpath. These discrepancies although not ideal are deemed satisfactory given the passage of time, and we do not seek to rectify these changes.

However, the significant dilution of tree planting in combination with multiple dead and failing trees remains a point of concern, thus it is considered that the delivered landscape does not reasonably accord with the approved plans and falls short to meet its mitigation obligations.

MAIN COMMENTS:

We have reviewed the following plans:

- *Planting Plan Overview – Dec 2015 – Revision O*;

- *Planting Plan Overview – Dec 2015 – Revision O – "Plan 3"*;
- *Landscape Management Plan – May 2018 (plan);*
- *Landscape Management Plan – May 2018 (document);*
- *Specification for Landscape Works – May 2018.*

We note that the footpath and cycle path layout has been provided in accordance with the Landscape Management Plan (LMP) as opposed to Plan 3. Notwithstanding, we request the following actions are made to accord with approved plans:

1. 4no. Benches should be provided in accordance with *Landscape Management Plan – May 2018 (plan)*.
2. Trees should be planted in accordance with approved plans, particularly within the central green open space.
3. As per the LMPs, all dead, dying or diseased trees must be removed and replaced with the same or an approved substitution if unavailable.
4. As per the LMPs, all stakes, guards and ties must be repaired, replaced or reinstated. Given the maturity of the scheme however, we recommend these are removed entirely.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	14/01/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	21/01/2026