

05.06.2026
LLD3554 / The Copse Phase 2



LIZARD

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**Subject: Response to Planning Officers' comments for
Land To The Rear of The Copse Worthing Road Horsham West Sussex
Reference DC/26/0355**

To
Horsham District Council
Planning Department

Thank you for your detailed comments on The Copse Phase 2 landscape design and Landscape and Visual Assessment. We have reviewed the comments and provided responses on the points raised by HDC (highlighted in 'Black' followed by Lizard comments in Blue).

Comments from HDC Specialists Team - Strategic Planning
Elly Hazael's and Ines Watson's comments
22.04.2026

'LVA

a. Mitigation Measure: Reduction of building height (through footprint contouring) (...) This mitigation measure has been removed from the updated LVA, however remains relevant to proposals. An existing and proposed levels plans for all external earthworks continues to be requested.'

The original LVA covered the whole site, and this particular mitigation measure was listed for the proposed Care Home, where building contouring is possible due to the proposed scale. The houses are proposed at standard scale and pitched roof, recommending the reduction of building height or footprint contouring would not be sensible. Levels design would be provided at later stage.

'b. A coordinated plan to ensure no conflict between proposed strategies continues to be requested.'

The architectural, drainage and landscape plans are now coordinated and will be resubmitted.

'c. (...) concern remains with the northern, eastern and southern boundaries, highlighting plots 5, 11, 12 and 23 in particular, where the existing trees will be at risk of post development pressure. 11 and 23 are of key concern given that the private gardens fall almost entirely within the root protection area (RPA) of existing trees, particularly plot 23 and the RPA of P2T92 which is afforded protection under TPO/1543.'

Please refer to the Arboricultural Consultants response.

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‘d. Tree planting ‘along streets’ has been removed from this mitigation measure from the updated LVA. Tree lined streets remain desirable given the landscape context and it is therefore requested that this is addressed.

Further, the Planning Statement states that 69 new trees are in excess of the SNP18 requirement, however clarification and calculations are respectfully requested, given that 106 trees were required under DC/24/0622 and cannot be counted towards the requirement of this development.’

We feel that the maintained tree lined site boundaries and the extensive proposed Open Space should be prioritized in opposed to street trees, for ecological and landscape character enhancement. Due to the reduced scale of the development and the reduction of built-up area, the street became concise, limiting the opportunity for tree planting.

We can confirm that the 69 no. proposed trees would be planted on the Phase 2 site only and excludes all 106 number proposed for the Phase 1 (Care Home) site.

‘e. The current layout appears set too close to the RPA’s of the boundaries as discussed at para 12 with no opportunity to enhance given proximity of dwellings and sizes of gardens? Please demonstrate how this measure is to be delivered.’

Please refer to the Illustrative Landscape Masterplan, which shows tree and shrub planting along the site boundaries where possible, whilst retaining maintenance access to the ditches.

‘Design Considerations – Soft Landscape

3. Multiple discrepancies are noted between the Illustrative Landscape Masterplan (ILS), Landscape Design Strategy, Site Layout Plans, Planning Statement, BNG Proposed Plan and Drainage Strategy within the Flood Risk Assessment.’

Noted and agreed, these are addressed in the re-submitted documents.

‘g. Proposed habitats within the BNG Proposed Plan, which include but are not limited to lowland mixed deciduous woodland, wet woodland and mixed scrub, are not clearly defined and/or located within the ILS or Site Layout Plans.’

The BNG habitat typologies and the landscape design / character habitats differ, the Illustrative Masterplan cannot provide sufficient detail for the different habitats, but the plans have been coordinated with the BNG. Detailed planting plans would be provided at later stage to ensure the habitats required for BNG are delivered.

‘4. Further, the RLB has been altered to include areas within the RLB of DC/24/0622. The tree planting proposals approved under that application are expected to be adhered to however.

We can confirm that the 69 no. proposed trees would be planted on the Phase 2 site only and excludes all 106 number proposed for the Phase 1 (Care Home) site.

‘5. Conflict is noted between the drainage layout and the landscape proposals, resulting in service runs being located underneath, over or in very close proximity to proposed trees.

This will be reviewed and addressed in the re-submitted documents.

‘c. In areas where proposed tree planting is in close proximity to underground services and hardscape, the inclusion of tree root barriers to mitigate the risk of root intrusion and root cells to increase the volume of rooting medium is requested.’

Location of root barriers and root cells would be detailed at later stage.

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'6. (...) Please revise the proposals to include a broader range of sizes, including 20-25cm girth trees at key strategic locations, such as along the access road and entrance to provide immediate structure.'

'7. Further diversity in species is requested as a predominance of one species or variety should be avoided in order to minimise the risk of widespread biotic threats (...)'

The planting sizes were amended to include larger specimens for strategic locations. Full planting list will be provided at later stage, the current list is only an indicative schedule.

'8. In addition to post and rail fence, it is requested that the riparian buffer includes the planting of Salix spp. as a softer treatment for public safety with higher biodiversity and amenity value.'

Clarification requested if the willows would be shrubs within the buffers, of whips in form of fence (living willow?)

'Design Considerations – Hard Landscape'

'9. Landscape mounds, as indicated within the Planning Statement, do not feature within any plans.'

This has been revised and addressed in the re-submitted documents. Landscape mounds have been omitted due to the extensive woodland planting requirements.

'10. The 'bridge typical detail' within the Flood Risk Assessment is noted to be a concrete structure. A softer treatment to the balustrade is expected however, please provide detail.'

Drainage Engineer to review.

'Design Considerations – SuDS'

'11. Clarification is requested in regard to the SuDS pond (...)'

Drainage Engineer confirmed this is not currently designed as permanent pond.

'Design Considerations – Open Space'

'14. (...) We recommend, however, that a more open area is associated with its location along the footpath, as opposed to woodland.'

'15. As above, it is recommended that not all open spaces be designated as woodland. To support the broader range of recreational opportunities, provision should include an area of amenity grassland suitable for informal play, picnics, etc.'

Please refer to the revised landscape plan. The extent of the woodland has been reduced to offer more amenity space. Additional benches and picnic table are proposed.

We trust the above response, together with the amended and additional information provided for the Application is helpful.

Yours sincerely,

Suzie Lieber

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Associate Landscape Architect

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