HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Devine Homes Development Site The Gallops Lower Beeding West Sussex
DESCRIPTION:	Approval of details reserved by conditions 17,20 and 24 to approved application DC/22/0708
REFERENCE:	DISC/25/0191
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	More Information / Modification No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

We are satisfied that our previous comments have been addressed and have no further concerns from a landscape point of view. We are happy to recommend the discharge of Condition 24.

1st set of comments

No concerns with Condition 24 are raised on landscape grounds.

More information/modification is requested in order to recommend the discharge of Conditions 17 & 20.

MAIN COMMENTS:

Condition 20

1. Please note that 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, particularly the proposed meadow.

   Alternative methods for weeding should be considered such as hot foam or hot water systems. Steel brushing in combination with acetic acid spraying, or electronic control systems are also effective in hard landscaped areas and suited to dealing with invasive species. Please refer to pan-uk.org for guidance and resources.

   a. Please amend the following sections accordingly: Tree Works; MOWING STRIPS; SPOT WEEDKILLING IN ROUGH GRASS AREAS; MAINTAINING WILDFLOWER AND GRASSES; and HARD SURFACES AND GRAVEL AREAS.

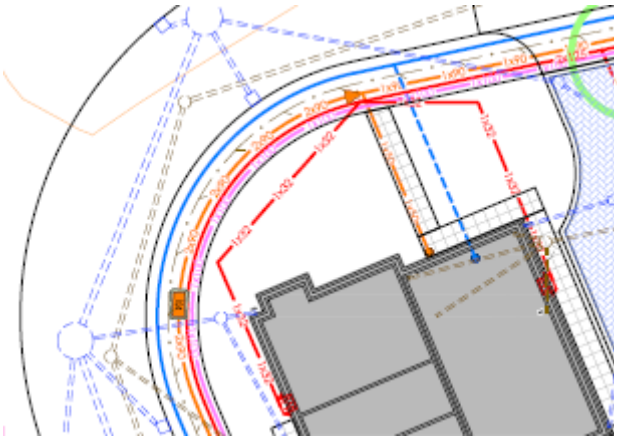
      Closed, with thanks.

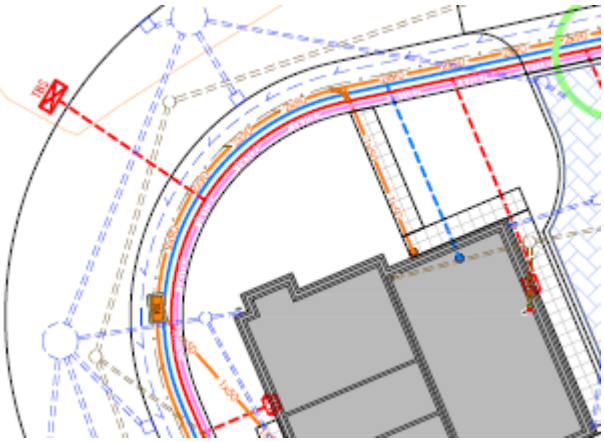
2. Please provide information on watering regimes for successful establishment, as *'as necessary'* and *'as required'* is not sufficient detail.
   Closed, with thanks.
3. Please amend the Tree Stems section to reflect that nylon filament rotary cutters should not be used in proximity to trees.
   Closed, with thanks.

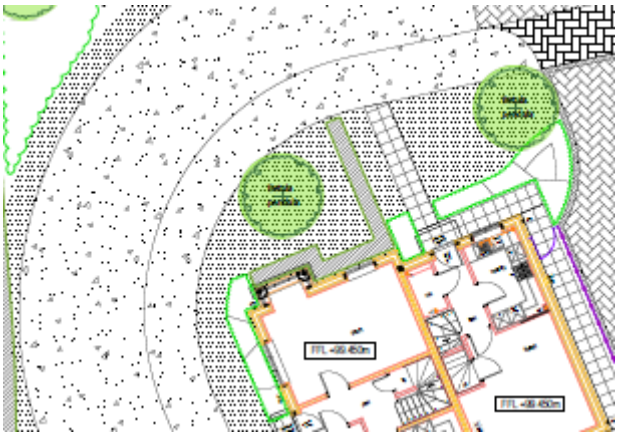
Condition 17

4. While there are no concerns with the proposed EV layout, we note that as a result, the services layout has been altered since that approved under DISC/24/0162 and now has potential to conflict with landscape proposals. In order to ensure the tree can be delivered without being planted too close to the dwelling, we request that the previously approved layout is followed, or confirmation provided that a tree root barrier will be installed upon planting.
   Closed, with thanks.

Top left: DISC/25/0191
Top right: DISC/24/0162
Bottom: DISC/24/0162







RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning

DATE:	11/08/2025 03/09/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	11/08/2025 05/09/2025