



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Little Potters Potters Green Station Road Cowfold
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3,4,5,6,7,8,9,11,12,13,14,15,16 to approved application DC/24/0982
REFERENCE:	DISC/26/0037
RECOMMENDATION:	Advice / More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: We do not wish to comment on conditions 3, 4, 6, 9, 11, 13. We are satisfied with details provided for conditions 7 from a landscape perspective. We cannot recommend the discharge of conditions 5, 8, 12, 14 and 15. Please see below for details.	
MAIN COMMENTS: Condition 5: Service Water Drainage (<i>inc detailed design for a suitably landscaped attenuation basin</i>). 1. As previously advised under DC/24/0982, <i>a standard approach of precast concrete and galvanised handrail for inlets/outlets will not be considered appropriate for this location and we seek alternative solutions are proposed</i>. We recommend that the precast concrete headwalls are replaced with natural stone (such as Horsham stone) to offer a softer, less engineered treatment in what will be a prominent location within the open space. 2. In addition, the depth of the basin is quite significant (2.4m deep) and although 1:3 and 1:5 slopes are proposed, additional planting to soften its appearance and act as natural deterrent is recommended. We note the previous request to the <i>use of a range of vegetation types such as wildflowers and other nectar rich plants, trees and shrubs, grasses of various heights, drought tolerant species as well as marginal aquatics and wet grassland</i>, which remains limited to planting surrounding the headwalls. 3. Reconsider the use of <i>Carex acutiformis</i> due to its vigorous nature and a tendency to overtake.	

4. For similar reasons please consider a cultivar for *Molinia caerulea* instead of the common variety to reduce the risk of spreading.

Condition 8: Services (shall show accordance with the landscaping proposals and Arboricultural Method Statement)

5. Review proposed locations of lighting columns as indicated in orange below. In addition, clashes with proposed surface water and sewer runs, indicated in blue must be reviewed and adjusted to avoid the trees. Please note that the planting of trees within the street scene is limited within the scheme therefore loss of approved trees is not supported.



Condition 12: Hard Surfacing (including for open space footways)

6. Grass sward is not suitable for the allotment paths – as per the requirements of the Horsham District Council Open Space, Sports & Recreation Review (OSSR), the provision of 1.2m wide hard surface path is required.

7. Gravel is noted as the proposed surfacing material for the paths within the open space but no details of this has been provided, please submit specification.
8. Grasscrete is indicated within the key of the Existing and proposed levels plan, however I could not find the location where this is to be used, please clarify.

Condition 14: Boundary walls and/or fences

9. 1.5m cleft Rail fencing is proposed for the allotments, however this does not meet the OSSR standard which requires a 1.5m secure perimeter such as the powder coated mesh fencing requested by the parks team in the original application.
10. Change proposed cbf to brick wall in the locations noted below as these boundaries face the main access route.



11. In addition, provide details of the proposed brick wall bonding pattern, noting that some interest is expected within the bonding (such as English or Flemish garden wall bond) and coping or capping detail.
12. Clarify the proposed boundary treatment for the pump station kiosk. Is it 1.8m close board fence? If so please add native hedge planting to soften.

Condition 15: *No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including:*

long term design objectives,

13. No concerns

management responsibilities,

14. No concerns

a description of landscape components and specifications,

15. Retained, enhanced and created habitats have been listed, however the LMMP is focused primarily on ecology and does not include all landscape components for communal areas including ornamental hedgerows, shrubs, ornamental grasses,

perennials, groundcover, play area (nothing details of play area are yet to be agreed) and hard landscape, please amend.

management prescriptions,

16. Add to the monitoring methods table under allotment habitat type, the inspection of height of new native hedgerow

timetable for implementation,

17. Not provided

maintenance schedules and

18. please note as per Parks and Countryside colleagues consultation request under the original application, that the vast majority of the open space (to the south), indicated as open space typology Parks & Gardens and Amenity Open Space (with the exception of the attenuation basin) under plan SK28 (open space areas) should consist of good quality mown grassland that is hard wearing and reasonably level, without ruts or holes. This is required so that it meets the OSSR standards, please review and make sure the area is clearly identified in an accompanying plan.

19. Native hedgerow cannot be maintained at 2m height across the site. This differentiation for the various locations including street boundaries (1.5-1.8m max) and allotment (1.2-1.5m) must be indicated within the management table and an accompanying plan, please provide.

20. Please include that any stakes, ties and guards must be removed upon successful establishment or after 4 years of planting, whichever is sooner. This is to ensure that the establishment and long-term health of trees is not impeded.

21. Also add that a 150mm collar should be left between the tree trunk and mulch to avoid rot.

22. Add maintenance regime for the proposed planting within the SuDS

23. Add maintenance regime for all hardstanding components

accompanying plan delineating areas of responsibility for all communal landscape areas

24. Not provided, please submit

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	11/03/2026