

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Cobwood Burnthouse Lane Cowfold West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 17 (Hard/Soft Landscaping) to approved application DC/23/2172.
REFERENCE:	DISC/26/0244
RECOMMENDATION:	Condition 17: More information / Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

More information is required in order to discharge Condition 17. See details below.

MAIN COMMENTS:

Condition 17

Prior to the commencement of development within each parcel/zone as shown on Development Zone Plan DZ-2 Rev 11, full details of all hard and soft landscaping works relevant to that parcel/zone shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- a) *Details of all existing trees and planting to be removed and retained*
 - 1. No concerns.
- b) *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
 - 2. Proposed tree planting appears diluted when compared to the landscape strategy under DC/23/2172, however it is also noted to be broadly as indicated with a minimum of 10m apart.
 - 3. No information is provided in regard to the removal of rabbit guards. It is advised that they should be removed upon successful establishment or after 4 years of planting, whichever is sooner.
 - 4. It is strongly recommended 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 Ancient Woodland (AW) and scrub planting. Alternative methods for weeding should be considered, except for Schedule 9 species; please refer to pan-uk.org for guidance and [resources](#). The documentation should be amended accordingly to remove mention of weedkiller and reflect alternative methods as per guidance or hand weeding alone by careful digging or selective scything.
- c) *Details of all hard surfacing materials and finishes*
 - 5. None provided. Please clarify if areas of hard surfacing are proposed, noting that these will need to be referred to within the Decommissioning Method Statement under Condition 3.

RECOMMENDED CONDITIONS:

N/A

NAME:Elly Hazael
Trainee Landscape Architect (Planning)**DEPARTMENT:**

Specialists Team - Strategic Planning

DATE:

29/09/2026

SIGNED OFF BY:Inês Watson CMLI
Specialists Team Leader (Landscape Architect)**DATE:**

30/09/2026