Condition 14 Landscaping Response Report

Project: Ransoms, Station Road, Pulborough, West Sussex

Planning Ref: DC/22/1059 | Condition Discharge Ref: DISC/25/0228

Applicant: Purple Pepper Partnership

Date: October 2025

Introduction

This report provides responses to comments raised by Horsham District Council's Landscape Architect regarding Condition 14 (Landscaping). It accompanies the revised landscape drawings and planting schedule. All requested clarifications, amendments, and additional specifications have been addressed.

Officer Comment / Applicant Response

Officer Comment	Applicant Response
Move tree A and clarify shrub planting along space #1. Identify planting bed width.	Tree A relocated as requested. Shrub planting updated to a shade-tolerant mix of Sarcococca confusa, Dryopteris filix-mas, and Geranium macrorrhizum. Bed widths along northern boundary shown as 1.0–1.5m.
Clarify area marked in green as hatch appears incorrect.	Hatching corrected to indicate a planting bed for mixed shrub and herbaceous planting suitable for shaded areas.
Show species location and mature size.	Plan amended with indicative mature canopy spreads and plant spacing to confirm feasibility and avoid conflicts.
Add turf or grass seed specification details.	Added shade-tolerant turf seed mix (Festuca rubra rubra 40%, Lolium perenne 30%, Agrostis capillaris 20%, Poa pratensis 10%).
Replace Betula albosinensis 'Fascination'.	Species replaced with Amelanchier arborea 'Robin Hill' for upright habit and tolerance to shade.
Clarify species for screen planting near bike store.	Confirmed as Elaeagnus ebbingei and Griselinia littoralis for evergreen screening

	and shade tolerance.
Clarify landscape area by building and maintenance access.	Grass replaced with low-maintenance groundcovers (Vinca minor, Pachysandra terminalis, Liriope muscari). Access provided from adjacent path.
Tree pit and soil details require amendment.	Tree pit detail updated with 120mm mulch-free collar, topsoil depth per BS3882:2015, loosened subsoil, and no washed sand layer. Pit size 1.5x rootball width.
Provide lighting specification.	Low-glare, warm-white (3000K) bollard lights (Collingwood GL040A or equivalent), IP65 rated, downlighting only.
Include ecological enhancement measures.	Two integrated bat bricks, two swift boxes, added to design.
Coordinate landscape with drainage and services.	Revised layout aligns with drainage plan. Tree G relocated to avoid conflict. Root barriers (ReRoot 2000) specified where needed.
Clarify boundary treatments.	Shiplap timber fence 900mm between gardens, closeboard fence 1.8m to rear, retaining wall details added with relative ground levels. Existing fencing retained where possible.

Conclusion

All landscaping drawings and specifications have been updated in line with officer feedback. Species have been selected for suitability to West Sussex conditions and shaded microclimates. Ecological enhancements and maintenance improvements ensure a resilient, biodiverse, and sustainable landscape.

Appendix A: Updated Plant List and Ecological Measures

- Shade-tolerant shrub mix: Sarcococca confusa, Dryopteris filix-mas, Geranium macrorrhizum
- Groundcovers: Vinca minor, Pachysandra terminalis, Liriope muscari
- Trees: Amelanchier arborea ‘Robin Hill’, Carpinus betulus ‘Frans Fontaine’ (optional)
- Turf seed: Shade-tolerant lawn mix (Festuca rubra rubra, Lolium perenne, Agrostis capillaris, Poa pratensis)

• Screen planting: Elaeagnus ebbingei, Griselinia littoralis
• Ecological enhancements: 2x Bat Bricks, 2x Swift Boxes, Pollinator planting (Lavandula, Geranium ‘Rozanne’, Veronica longifolia)

For and on behalf of Purple Pepper Partnership