HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Collyers School 82 Hurst Road Horsham West Sussex
DESCRIPTION:	Phased development of a Technology Centre consisting of two buildings, associated landscaping, and reconfigured access and parking.
REFERENCE:	DC/26/1089
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	No Objection / Advice No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

No concerns are raised with the new information submitted. Previous advice and recommended conditions remain.

1st set of comments

No concerns are raised with the principle of development and the proposals are not considered to give rise to adverse landscape character or visual effects. The designs are deemed to be of a high quality and the proposed materials, species and specimen sizes are welcomed. Please see conditions attached and minor advice below.

MAIN COMMENTS:

1. Please omit the use of geotextiles, gravel and sand as drainage layers within tree pits. These layers are considered unnecessary and introduce avoidable synthetic materials into the planting environment. This may be secured via condition.

RECOMMENDED CONDITIONS:

Hard and Soft Landscape Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment

- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers and root cells where required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Proposed and existing services above and below ground, indicated in plan and coordinated with the landscape proposals – such as drainage, power, communications cables and pipelines – including lines, manholes, supports and other technical features
- Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape Management and Maintenance Plan
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	02/10/2026 12/11/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	05/10/2026 12/11/2026