

Stephanie.Bryant

From: Michael Rees <michaelrees@lrmp planning.com>
Sent: 19 August 2026 14:12
To: Stephanie.Bryant
Subject: RE: DC/26/0975 Broomers Hill Park - consultation response summary
Attachments: 4528 hdc letter.pdf; Plans list.docx

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This message needs your attention

- This is their first email to you.

Hi Steph, I hope that you are well?

Many thanks for your email, which was very useful in distilling the remaining matters. We had been keeping an eye on the portal so had already made a start on some of them.

As a result of the comments, I note that we are submitting some additional plans – I have identified these in the attached plans list which shows the new plans in green (and those that they supercede which are crossed off). The new information can be downloaded from the onedrive link below:

 [August 2026 Submission](#)

I note in terms of the response, I thought the easiest thing to do would be to annotate your email below which I have done with our response in green.

If you would like to chat through – or if you have any queries whilst you are picking up from Alice, please don't hesitate to call.

Kind regards
Michael



REGISTERED ADDRESS: 22 Cathedral Road, Cardiff, CF11 9LJ

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From: Stephanie.Bryant [REDACTED]
Sent: 13 August 2026 09:58
To: [REDACTED]
Subject: DC/26/0975 Broomers Hill Park - consultation response summary

You don't often get email from stephanie.bryant@horsham.gov.uk. [Learn why this is important](#)

Reference: DC/26/0975

Address: Broomers Hill Park, Broomers Hill Lane, Codmore Hill, West Sussex, RH20 2RY

Development: Variation of conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 of previously approved application reference DC/13/1048 (Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces) to combine the two approved buildings into one single building.

Dear Michael Rees,

I hope this finds you well.

I am writing with regard to the above planning application for which I am now the case officer. Please direct all correspondence on this application to me going forward.

All but the Environment Agency's consultation response have been received.

The Drainage Consultant has requested additional information, see attached. Please review and provide a response with the requested additional information.

Our consultants Cole Easdon have provided the attached letter (4528 HDC letter). I note that this confirms what we can achieve, but notes the reasons why we cannot achieve the required run off rate. I would also note for completeness that the rates we do achieve are a major betterment than with the extant permission.

The Tree Officer and Landscape Officer have raised that the revised drainage incurs into the RPA of retained English Oak T4. This encroachment is not identified within the Arboricultural Impact Assessment or Tree Protection Plan. Please can the drainage be amended to avoid the RPA of T4. If this cannot be achieved, please provide further Arboricultural justification and details of any required mitigation measures.

The engineering plan has been updated to move the highlighted drainage run (this is in the above link).

The Landscape Officer also requests amendments to guarantee long term health and retention of the proposed landscape strategy and existing landscape features (see attached). Please review and amend the Landscape Strategy accordingly.

Landscape Perspective have reviewed the consultation comments by HDC on landscape matters and have taken on board the following recommendations (which are included in the landscape plans in the link above):

- 1. Removed references to the use of chemical fertilisers, pesticides and herbicides from the proposals including the landscape management plan and specification**
- 2. Removed Crocosmia and replaced with another nectar rich species**
- 3. Added a note to the landscape drawing that tree pit excavation within the RPA of existing trees to be retained will be undertaken by hand**
- 4. Amended the tree pit details to remove drainage layer and geotextiles**

5. Amended the management plan regarding when to remove tree stakes, ties and guards

Landscape perspectives have advised that they do not feel it is necessary to produce an additional tree pit detail for planting above proposed cellular storage tanks. The maximum depth related to the tree pits will be 0.6m compared with the top of the attenuation tank which will be 1.3m minimum below ground level and will have no impact on the rooting volume of the two trees in question.

The Environmental Health Officer (EHO) requests clarification on the proposed operation hours of the external lighting, including if all lights will remain operational or some switched off during the night. The Energy Statement highlights the need for mechanical ventilation of the warehouse space and clarity is requested in regard to risk of noise disturbance. Please can clarification be provided on both these points.

- **External lighting (hours of operation) The permanent bollard and security lights to the side of the building will be programmed via a timer to match the timings of the existing industrial estate and therefore be on from darkness to 7pm during the winter months. Lights directly over any principal entrances will be activated on PIR sensors for out of hours safe pedestrian access.**
- **Mechanical ventilation – whilst the precise units have not been identified, it is anticipated that a condition could be attached to ensure that mechanical ventilation fitted will not exceed the typical background noise targets of 45 to 50 dB(A) daytime limits and 25 to 30 dB(A) for night-time.**

The EHO also states that the Construction Management Plan needs to include reference to statutory code of practice for control of noise from construction sites BS5528:2009 and the Institute of Air Quality Management guidance on controlling dust from construction. Furthermore, a daily site check should be made to ensure noise and dust from the site are being properly controlled. The site check should be recorded in writing and made available to council officers on reasonable request. Site contact details should also be provided to the LPA and the EHL service before works commence. Please can the CMP be updated to include these references and daily check commitments.

THE CMP Has been updated and is within the attached link.

Network Rail has provided comments on the considerations and requirements in relation to development in proximity to the railway line (see attached). Please review this and confirm whether they are all achievable or if any pose an issue.

To confirm there are no conflicts with the requirements and necessary buffer. The nearest new planting is 14.5m (compared to the required 3m).

HDC Business, Ecology Consultant, WSCC Highways and Southern Water raise no objection, the Newt consultant has no comments to make and Pulborough Parish Council supports the proposal. Please note that the Travel Plan needs to be secured within a legal agreement and that an auditing/monitoring fee of £1,765 will apply as WSCC Highways position on travel plans has changed since 2013. **The fee is accepted.**

Please can all additional information and responses to the above be provided by 27th August to allow enough time for reconsultation in line with the application deadline of 25th September.

Any queries on the above, please let me know.

Kind regards,
Steph



Horsham
District
Council



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