

T Dale
Planning Compliance Officer
Horsham District Council
Albery House
Springfield Road
HORSHAM
West Sussex RH12 2GB

17 August 2026

Dear Ms Dale

Further to our recent correspondence I write to submit the requested information in relation to the following:

**RE: DC/23/0235 PREOCCUPATION CONDITIONS 5 (BIODIVERSITY STRATEGY) AND 8 (HARD AND SOFT LANDSCAPING WORKS)
FIELD HOUSE, COX GREEN, HORSHAM RH12 3DD**

This document provides details of landscaping and biodiversity enhancement works at Field House, Cox Green (previously known as Plot 3 Oakfield) as required under the conditions 5 and 8 relating to planning consent DC/23/0235. It should be read in conjunction with the accompanying annotated Hard and Soft Landscaping Works site plan and the Biodiversity Strategy Works site plan both dated 14.8.2026. It should also be referenced against the approved Arboricultural Method Statement produced by Treeline Services Ltd dated 21/11/22 and the approved Biodiversity Enhancement Strategy produced by The Ecology Co-op dated 13/5/24. Both these reports include relevant site plans.

Since the landscaping plan is largely driven by the recommendations of the approved Biodiversity Strategy there is some overlap and repetition below but for completeness we will address each element in turn.

1.0 Hard Landscaping

To the front:

The driveway has been constructed in accordance with the requirements of the tree protection measures detailed in the Arboricultural Report Method Statement. It is laid to gravel on a permeable base.

For tree planting see section 4.7 below.

To the rear:

The patio abuts the building and is finished with Indian sandstone paving slabs. An inset area is finished in cedar deck planking. Retaining walls and steps are constructed

from brick of the same stock as the facades of the building and topped with matching Indian sandstone slabs.

2.0 Soft Landscaping

2.1 To the front:

After the removal of the oak tree T30, species-rich native hedges have been planted to the specifications of the biodiversity report along the eastern and southern boundaries. The existing planting along the northern boundary is retained. The entirety of the remaining area was rotovated and sown with wildflower mix in the spring. This is now being managed under the regime specified in the biodiversity report.

2.2 To the rear:

The Biodiversity Enhancement Plan for the site includes a 2 metre strip of wildflower meadow along the western boundary of the site. A significantly more extensive area (approx. 100m² – twice that recommended) has been cleared of topsoil here, rotovated and seeded with wildflower mix EM2. This will be cut and cleared in accordance with the recommended biodiversity management plan.

The remainder of the back garden is largely laid to lawn with planted borders as indicated on the plan. Planting losses will be replaced in the following planting seasons.

Tree planting (all supplied in minimum 10 litre pots) as part of the rear garden planting has been carried out as follows:

1 x multi stemmed silver birch.

1 x liquidamber.

6 x espalier apples.

Non-native hedge and border shrubs: a 16 metre section of the southern boundary to the rear of the house is planted with a mixture of native and non-native hedging and large shrubs which will mature to form a densely planted boundary border, varying in depth from 2 to 4 metres. Native species are as per the list at 2.3 below. Non-native species include:

Portuguese laurel

Yew

Cotoneaster

Malus

Holly

Hydrangea

Exochorda

Shrub Honeysuckle

Jasmine

Ceanothus

Shrub Rose

Dogwood

Viburnum

2.3 Boundary Treatments

Western boundary: this is abutted by the newly sown area of wildflower meadow that will merge into the grazed meadow and parkland landscape beyond it, as indicated in the Biodiversity Enhancement Strategy.

Eastern Boundary: a species-rich native hedge has been planted in accordance with the Biodiversity Enhancement Strategy. Varieties include 50 per cent hawthorn, plus field maple, buckthorn, dog rose, service tree and rowan. Any losses will be replaced in the following planting seasons.

Southern Boundary: the Biodiversity Strategy calls for a non-native hedge along the full length of this boundary. An approximately 16m stretch is planted with a mix of native and non-native hedging with the remaining sections (approximately 95 metres) planted with species-rich native hedging planted and maintained as specified in the Biodiversity Strategy as an enhancement to the biodiversity plan. Any losses will be replaced in the following planting seasons.

Northern Boundary: this comprises an existing mature hedge dominated by English Yew, Portuguese Laurel, Cherry Laurel and a medium sized English Oak (T28) and a Silver Birch (G1), some of which is planted on neighbouring land and some on the site. This is to all be retained.

3.0 Existing Trees and Planting to be Retained

As noted above, the Oak (T30) was removed during the winter of 2025/26 permitted in October 2025 under DC/25/1377. Two heavy standard English Oaks sourced from listed English nurseries have been planted in the wildflower area to the east of the building as specified in the permission to fell. The Ash Tree T18, affected by Ash Dieback, was removed as recommended in the Arboricultural Method Statement.

4.0 Biodiversity Strategy landscape and biodiversity enhancements

4.1 Species-rich hedgerow

A new native species-rich hedgerow has been planted, parallel to the former eastern boundary hedgerow that was removed prior to construction at the property. This planting will mature to provide valuable shelter and foraging habitat for birds, bats and dormice. The hedge comprises 50% hawthorn and at least 5 more woody species at 10% each (see 2.3 above), planted as 40 cm bare-rooted whips at 5 plants per metre.

4.2 Non-native hedgerow

See section 2.2 above.

4.3 Wildflower

An area of wildflower planting has been created between the new native hedgerow along the eastern boundary and the new driveway to the front of the property. In addition a 100metre square block of wildflower meadow has been established along the western boundary (incorrectly identified as 'northern' in the Biodiversity report) using an EM2 mix. These areas are being managed in accordance with the specification in the Biodiversity Strategy.

4.4 Roosting bats

To provide a positive net benefit for bats, new roosting features have been included in the development, protected from artificial light sources, close to existing flight-lines and habitat features. Accordingly two bat access tiles have been incorporated into the roof of the property. One bat box (of the type specified in the Biodiversity Strategy) has been fitted to the north western elevation of the property as a crevice feature for roosting bats. An additional Improved Cavity bat box will be added for those species that use cavity space fixed to the southern elevation of the property at eaves height.

4.5 Nesting birds

A total of three bird nesting boxes have been installed around the site, placed on retained semi-mature/mature trees, all above 1.5 metres from the ground. All are suitable for a wide range of species. Two are located in the rear garden on the Oak (T28) and the undesignated mature Hawthorn on the western boundary and one to the front of the property on the Silver Birch (G1).

4.6 Reptiles

The implemented Biodiversity Strategy represents an opportunity of habitat enhancement for reptiles in line with the recommendations of the National Planning Policy Framework. The wildflower planting to the front and rear of the property will provide enhanced conditions to support slow worms, one instance of which was recorded on site during the reptile survey undertaken in 2022.

4.7 Considerations relating to the loss of the mature Oak (T30)

The Biodiversity Strategy did not take account of the loss of the mature Oak tree to the front of the property. This tree was identified as a location for a bat box and a bird box within that report. The following modifications and enhancements, additional to the requirements set out in the report have been incorporated into the landscape and ecology works at Field House as follows.

Tree planting: Two heavy standard English oaks sourced from listed English nurseries have been planted in the wildflower area to the east of the building as specified in the permission to fell the oak T30. A further 5 small standard native trees have been

planted along the line of the species rich hedge on the eastern boundary. These include English oak, field maple, wild cherry, lime and silver birch.

Wildflower: An additional 50 square metres of wildflower meadow has been established using an EM2 seed mixture along the western boundary to form an approximately 100 square metre rectangular block as an enhancement to the originally approved 2 metre strip abutting the boundary fence.

Species-rich hedgerow: The whole of the southern boundary was designated as non-native hedgerow in the approved Biodiversity Strategy. Of the approximately 110 metre length of the boundary there is a 16 metre section comprising a mixture of native and non-native hedging and shrubs (fronted by a 2-4 metre wide planted border). The remaining approximately 95 metres of boundary has been enhanced by planting a species rich native hedge to the same specifications as those to the eastern boundary to the front of the property.

Roosting bats: An additional bat box meeting the specification of the Biodiversity Strategy recommendations will be mounted on the house at eaves level to ensure an appropriate height, orientation and clear flight paths in accordance with advice. This replaces the bat box which would have been mounted on the Oak T30 which has been felled and will be carried out in the autumn after bats have left their summer roosts, so it has time to weather and lose any odours before the next occupation season arrives.

Nesting birds: a general purpose bird box as specified in the Biodiversity Strategy report mounted on the retained semi-mature silver birch tree that forms part of the retained northern boundary planting to the north of the property, as a replacement for the box which was designated to be fixed to the Oak T30 which was felled. This brings the total number on the site to 3.

Please do not hesitate to contact me if you have any further queries.

Yours sincerely,

Elizabeth Eden
Owner-Occupier