HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Duckmoor Farm Wooddale Lane Billingshurst West Sussex
DESCRIPTION:	Approval of details reserved by condition 4 (underground services) to approved application DC/24/0768 (Reserved matters application for 83No. dwelling and associated infrastructure following outline application DC/20/2607)
REFERENCE:	DISC/25/0075
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

Please see updated comments under DISC/25/0054. While an up-to-date plan demonstrating coordination of landscape proposals with drainage proposals and other underground services has not yet been provided, we are satisfied that the information provided demonstrates that the landscape proposals can be delivered. We are therefore happy to recommend the discharge of Condition 4.

1st set of comments

The discharge of Condition 4 cannot be recommended due to multiple conflicts between utilities and the landscaping scheme. Please address our comments under DISC/25/0054 which include a non-exhaustive list of examples of utilities being located underneath or within the RPA of proposed trees resulting in the likelihood of them not being delivered or able to establish and be retained in the long term.

Proposals must be modified to ensure the landscaping scheme can successfully be delivered.

MAIN COMMENTS: N/A

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)

DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	27/03/2025 27/08/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	02/04/2025 28/08/2025