HORSHAM DISTRICT COUNCIL CONSULTATION

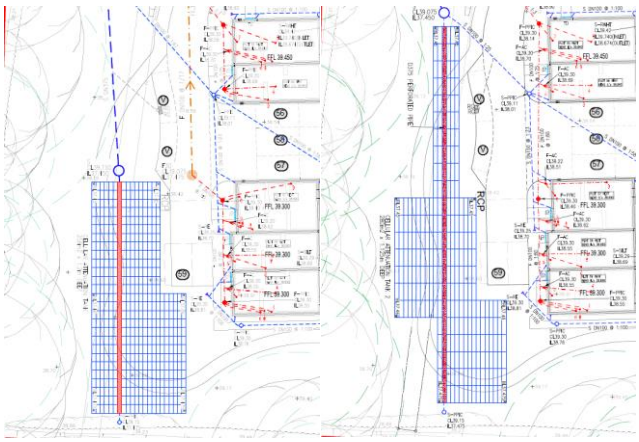
TO:	Horsham District Council – Planning Dept
LOCATION:	Duckmoor Farm Wooddale Lane Billingshurst West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 9 (foul water), 10 (surface water drainage) and 21 (off-site water neutrality measures) to approved application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure)
REFERENCE:	DISC/25/0054
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue 3rd set of comments in green
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments

While not all outstanding points have been addressed, we are satisfied that the underground services will not cause significant conflict with the landscape proposals. We are therefore happy to recommend the discharge of Condition 9 on landscape grounds.

We do note, however, that amendments have been made to the size and layout of the attenuation storage crate to the south-west [below, right showing the updated scheme]. As a result, tree protection fencing as approved under DISC/25/0033 will need to be amended. Please seek the advice of HDC's Arboriculturalist regarding these changes. If the changes are deemed acceptable, we will be happy to recommend the discharge of Condition 10.



2nd set of comments

We are not satisfied the information submitted demonstrates that underground services will not have potential for conflict with landscape proposals. While we welcome some changes made in response to our non-exhaustive list of examples, we continue to request a plan demonstrating coordination of landscape proposals with drainage proposals (and other underground services), as well as indication of tree root barriers, before we are in the position to recommend the discharge of the condition.

1st set of comments

The discharge of Conditions 9 & 10 cannot be recommended due to conflicts between utilities and the landscaping scheme. See details below.

No comments provided for Condition 21 as details are not pertinent to landscape.

MAIN COMMENTS:

1. Concern is raised with the conflict between underground services and the landscape proposals. The Drainage layout results in multiple examples of utilities being located underneath or within the RPA of proposed trees, therefore the trees are unlikely to be delivered and/or unlikely to be able to establish and be retained in the long term. The proposed trees are key to the general amenity of the development, therefore the underground services must be repositioned to avoid potential or future conflict, thereby securing both strategies. We request a plan demonstrating coordination of landscape proposals with drainage proposals and other underground services prior to determination.

   In addition, we recommend using a single trench for services to minimise disturbance to soils where possible.

   Not yet addressed.

   Not yet addressed.

2. Where in close proximity to utilities, the inclusion of tree root barriers is requested to ensure successful delivery and establishment. Proposed locations must be indicated within the utilities plan.

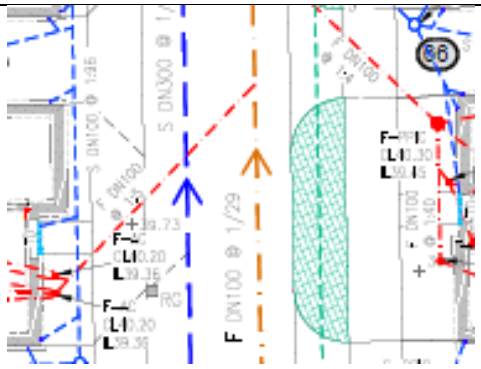
   Not yet addressed.

   We note that 'impermeable membrane to prevent root penetration' is included within the construction details, with thanks. In addition, we note detail regarding appropriate root barriers, such as ReRoot600 to 2000 or equivalent, within the Planting Schedule submitted under DISC/25/0239. While locations of tree root barriers are preferred to be indicated in plan, we are satisfied with the information provided. Closed.

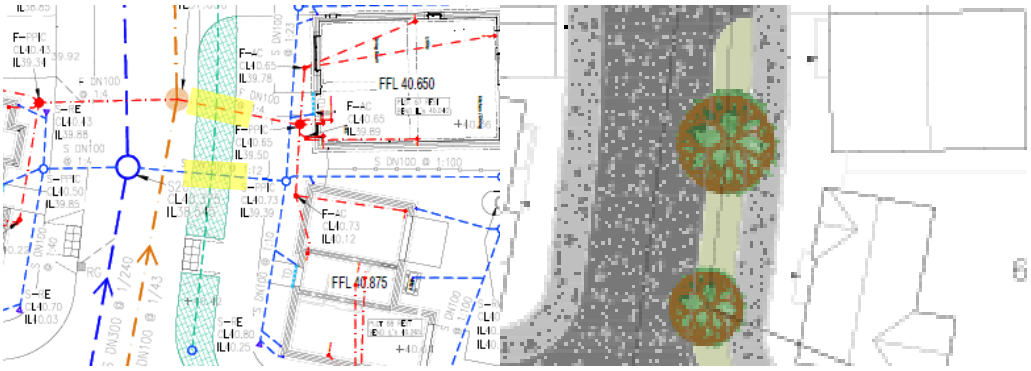
3. Please add the dashed turquoise line (below) to the legend as clarification is requested. If this indicates a perforated pipe, relevant details must be added to the Construction Details for rain gardens.

   Not yet addressed.

   Rain garden specification added to Construction Details, with thanks. Dashed turquoise line not yet added to the legend, however it can reasonably be assumed that it denotes the perforated pipe associated with the rain gardens. Closed.

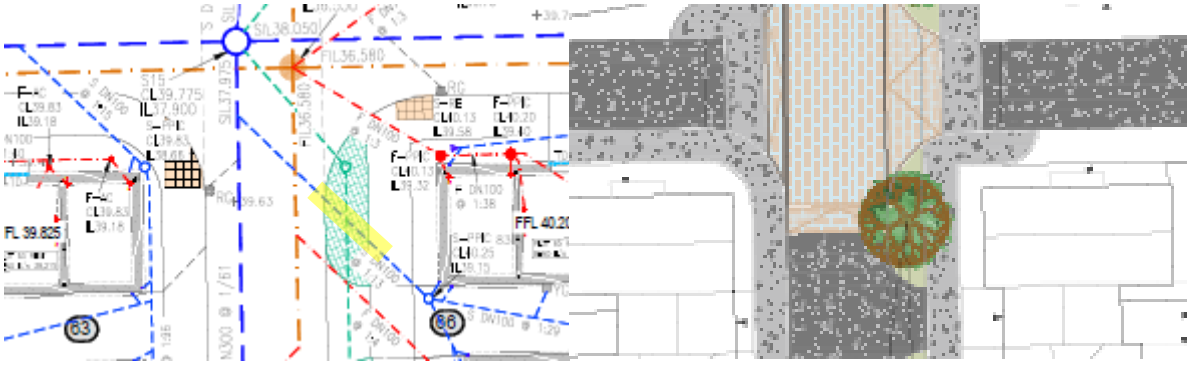


4. The following highlights (indicated in yellow, below) are examples of areas of conflict where the utilities are requested to be relocated. The purple highlights are examples where the proposed tree can be repositioned slightly. These examples, however, are by no means exhaustive.

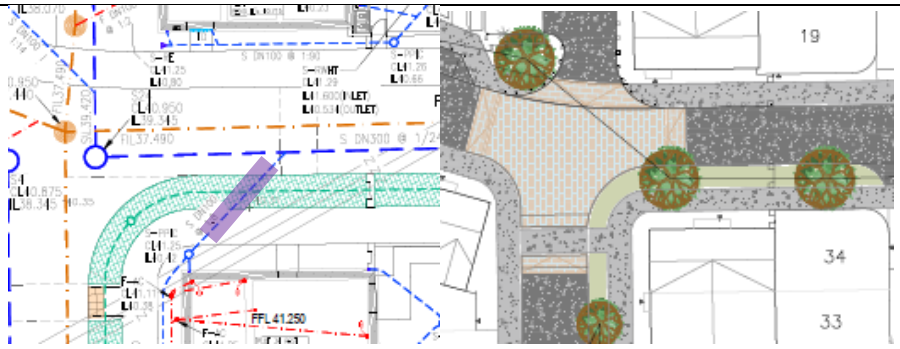


SW sewer amended, with thanks. However, the FW sewer has not yet been modified – we request this is modified or that the tree is relocated with root barriers indicated in plan.

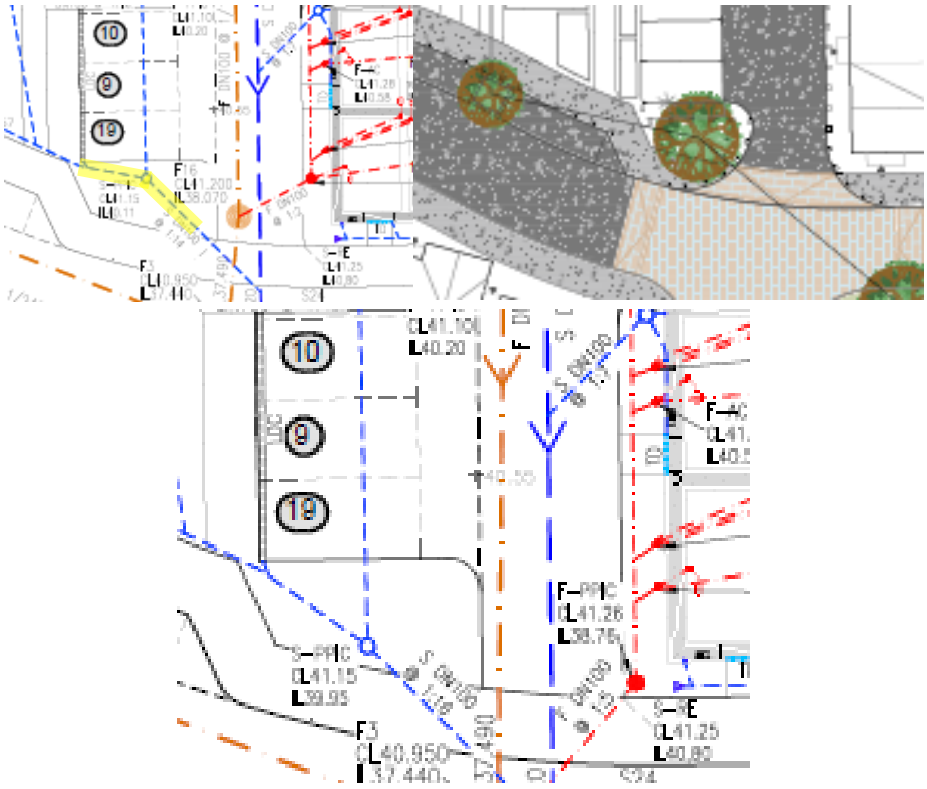
Not yet addressed. As a result, we expect that the tree location will be adjusted accordingly and root barriers delivered. Closed.



Amended, with thanks.

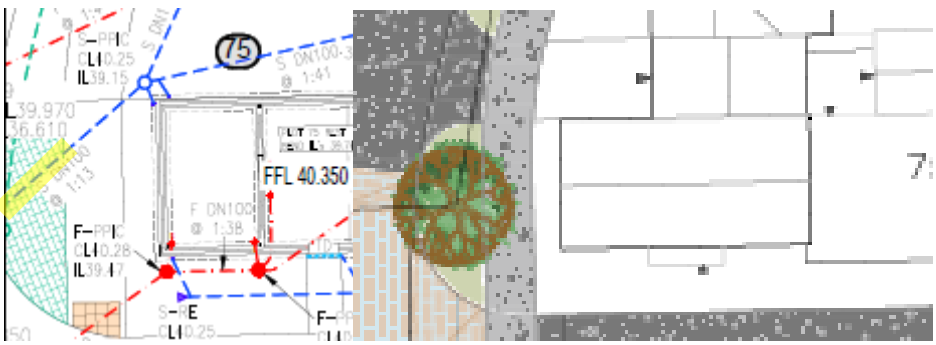


Amended, with thanks.



We request further modification in order to prevent potential conflict and to provide a sufficient rooting environment in order for the proposed tree to successfully establish.

Not yet addressed. However, given that root barriers are now confirmed, this outstanding point is deemed minor on this occasion. Closed.



Amended, with thanks.

RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	06/03/2025 02/05/2025 27/08/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	07/03/2025 13/05/2025 28/08/2025