



## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Horsham District Council – Planning Dept                                                          |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Oakfield Cox Green Rudgwick West Sussex                                                           |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Approval of details reserved by condition 8, 9,10,11,12 and 13 to approved application DC/23/0235 |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | DISC/25/0186                                                                                      |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Advice / Modification                                                                             |
| <b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                   |
| <p><u>Condition 8</u></p> <p>The covering letter correctly notes that the creation and management of wildflower meadow within the RPA of T30 is in conflict with the requirements of the Arboricultural Method Statement, given the rotavating required prior to seeding. As such, the '<i>Wildflower meadow over full extent</i>' label should be removed from the landscape plan. Given the recently identified Acute Oak Decline, we recommend that soil improvements are made in this area to better support the longevity of T30, as an alternative to the approved wildflower scheme set out within 3.4 of the Biodiversity Enhancement Strategy (BES). Please seek advice from HDC's arboriculturist for recommendations but as a minimum we suggest a thick layer (75mm) of mulch.</p> <p>The proposed species and planting information provided for the native, species rich hedgerow - as identified within 3.2 of the BES - is welcomed, however no location is indicated in the landscape plan.</p> <p><u>Conditions 9-13</u></p> <p>No information has been provided in regard to cycle storage, EV charging, refuse and recycling, therefore we are unable to recommend the discharge Conditions 9, 10 and 12.</p> <p>We do not wish to comment on Condition 11 and 13.</p> |                                                                                                   |
| <b>MAIN COMMENTS:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                   |
| <b>RECOMMENDED CONDITIONS:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                   |
| <b>NAME:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Elly Hazael<br>Trainee Landscape Architect (Planning)                                             |
| <b>DEPARTMENT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Specialists Team - Strategic Planning                                                             |
| <b>DATE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 18/07/2025                                                                                        |

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| <b>SIGNED OFF BY:</b> | Inês Watson CMLI<br>Specialists Team Leader (Landscape Architect) |
| <b>DATE:</b>          | 18/07/2025                                                        |