HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Great Marl Barn Marches Road Warnham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0477
REFERENCE:	DISC/25/0202
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Advice / Modification Advice / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

While there are no further concerns from a landscape point of view, in order to comply with 8.3 of the Biodiversity Net Gain (BNG) Assessment approved under DC/25/0477, 1 further woody species must be added to the hedgerow mix in order to qualify as species rich. We will be happy to recommend the discharge of Condition 3 once this information has been provided.

1st set of comments

Minor modification is requested in order to recommend the discharge of Condition 3.

MAIN COMMENTS:

Condition 3:

Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

1. *Details of all existing trees and planting to be retained*
    a. No concerns raised on landscape grounds.

2. *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
    a. We concur with comments made by the HDC Arboriculturalist under approved DC/25/0477 in regard to the loss of visual of amenity as a result of tree removal. As such, the 3 proposed trees should be species that reach a larger size at maturity than Corylus avellana. We recommend opting for species previously recommended

by the Arboriculturalist which include: *Aesculus* × *carnea*, *Tilia x europaea,* or *Ulmus 'Lutèce' (Naguen).*

3 Tilia x europaea have been proposed, with thanks. Closed.

b. The proposed species rich hedgerow, as approved under DC/25/0477, needs 4 further species in order to be categorised as species rich. We recommend the following:
    i. 50-75% proportion of Crataegus monogyna and Prunus spinosa
    ii. 50-25% proportion of suitable species for the landscape character area, which include Corylus avellana, Acer campestre, Carpinus betulus, Ilex aquifolium, Euonymus europaeus, Frangula alnus and Viburnum opulus.
c. Please amend the hedgerow specification to reflect 5no. 60-90cm 1+1 whips per linear meter, offset by approximately 30cm.

3 further species including Corylus avellana, Acer campestre and Carpinus betulus have been added, with thanks. However, as previously commented, in order to meet BNG requirements, species rich hedgerows must include a minimum of 5 woody species. We recommend 1 further species be added to the planting proposals.

3. *Details of all boundary treatments*
    a. No concerns raised on landscape grounds.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	11/08/2025 19/08/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	11/08/2025 21/08/2025