

22 September 2026



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Dear Sam,

**Re: DC/26/0266 - Thakeham Mushrooms, Storrington Road, Thakeham, Pulborough, West Sussex
RH20 3DY**

Response to HDC Place Services Consultation Response

We write further to the comments provided by Place Services dated 9 September 2026. The following responses address the matters raised and provide clarification on the amended proposals and supporting information submitted with the application.

Accompanying Material

The following drawings have been prepared to accompany this submission:

- Levels Strategy Plan (Ardent, 2505500-ACE-XX-XX-DR-C-100)
- Landscape Masterplan (Pegasus, P24-2268_EN_0001_C)

Detailed Response

- **An area of previously developed land is located centrally to the scheme, and surrounding by POS, although not within the RLB. Clarification is required on the proposed vehicular access to this land, as this could require large vehicle movement through the POS or the housing scheme.**

The land outside of the redline boundary centrally within the scheme is within the ownership of the applicant. Access will be provided for general maintenance and management.

- **The proposed dwellings adjacent to Massey Close in the south-east of the scheme have been re-orientated to be side facing the outer boundary, as opposed to proposing back-to-back garden fences. The security of the access strip between the proposed and existing garden fences needs to be considered.**

The scheme has been assessed by Surrey Police's Designing Out Crime Officer, who has confirmed that they have no further comments in light of the amendments to the scheme.

The strip of land between the garden fences will comprise managed, mown grass. The pathway providing access to the rear gardens of Plots 132 and 138 remains open to this strip and, alongside the provision of car parking spaces serving Plots 130 and 131, will increase opportunities for natural surveillance.

- **The Lookout character area (LCA11, Page 18 of DAS Addendum) includes imagery of tiered levels. The proposals may require significant earthworks and land movement to facilitate the stepped structure. We advise that all earth is kept on site and used within the proposals, and**



consideration for reducing the visual effect of this landform change is integrated into the proposals. Further information on this structure will be required.

The Lookout will capitalise on the site's natural topography and will respond to, and work with, the existing landform to create a space that feels natural and integrated within the wider landscape. This part of the scheme will be brought forward by the Parish Council. The detailed design and layout of this part of the can be secured through an appropriately worded planning condition.

- **We do however still request that a plan of the proposed retaining walls is submitted to show all levels changes across the site, overlaid with spot heights.**

Ardent has prepared the accompanying Levels Strategy Plan (Drawing No. 2505500-ACE-XX-XX-DR-C-100), which illustrates the current levels strategy for the site. Retaining walls are detailed via the purple hatching within this plan.

- **This (Hedge Planting) should also be included on the submitted Boundary Treatments Plan, alongside any other frontage boundary treatments between semi-detached properties (i.e. Plots 58 and 59).**

The Boundary Treatments Plan identifies hedgerows along the edges of the carriageway. This is a common approach, as it demonstrates that vehicles cannot access adjacent areas of open space directly from the road. The plan also shows the boundaries to the rear of individual plots.

It is not standard practice for a Boundary Treatments Plan to show every front garden hedge. Such details would typically be provided on the Landscape Plan, which is the appropriate drawing for illustrating individual frontage planting and soft landscaping proposals. Detailed planting details can be provided under condition.

- **Additional soft landscaping such as hedge planting, trees or climbers should be proposed around the substation to soften this feature within the POS.**

An updated Landscaping has been prepared by Pegasus incorporating hedgerows and additional tree planting around the substation to help assimilate the structure into the surrounding landscape.

- **The Tree Protection Plan (Dwg no. 2142-KC-XX-YTREE-TPP01RevE) should include a hatch for no-dig surface treatments, where hard surfaces cross into the root protection areas (RPA) of trees.**

Detailed hard and soft landscaping proposals, including any no-dig construction requirements where necessary, will be prepared and can be secured by condition.

- **We advise that this basin has 1:4 banks to allow for some partial pedestrian access when stormwater storage is not required. This allows for a multi-functional space with variations in planting and play which can be incorporated into the landscape design of this area.**

Both basins are currently proposed with 1:5 side slopes, providing a shallower and more gradual bank profile. This slightly shallower profile offers improved safety, creates better conditions for a wider variety of vegetation, and is easier to maintain and inspect. We request that the detailed design of the basins, together with the associated planting scheme, be secured by condition.

- **We also advise that a precast concrete head wall with galvanised metal railings are not preferable and a softer approach is advised.**

We request that the detailed design details of the headwall arrangement can be secured by condition.

- **A range of tree sizes should be proposed given the limited number of existing trees within the centre of the developed area. Trees should be a minimum of 10-12cm.**

As a detailed landscaping point, we request that these details can be secured by condition.

- **We would expect details of tree pit design to be provided and where trees are proposed in close proximity to hard landscaped / surfaced areas or equipment, details of root barrier systems should also be provided.**

As a detailed landscaping point, we request that these details can be secured by condition.

Conclusion

We trust that the information provided above addresses the outstanding comments raised by Place Services and demonstrates that the remaining matters relate primarily to detailed design considerations, which can appropriately be secured through the use of planning conditions. Accordingly, there are no landscape-related reasons why planning permission should not be granted.

Yours sincerely

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