# HORSHAM DISTRICT COUNCIL CONSULTATION

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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | Angel Heights Development Site Water Lane Storrington West Sussex |
| **DESCRIPTION:** | Application for Approval of Details Reserved by Condition 16 (landscape) to approved application DC/23/2144 |
| **REFERENCE:** | DISC/25/0386 |
| **RECOMMENDATION:** | Advice |

**SUMMARY OF COMMENTS & RECOMMENDATION:**

**Condition 16**:

Prior to the first occupation of any dwelling 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:

i. Details of all existing trees and planting to be retained - planting mix to reflect the site-specific acid soil mix.
   a) *No concerns raised.*

ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details, with a minimum suggested girth size of 20 - 25cm.
   a) *No concerns raised.*

iii. Appropriate Heathland planting within the designated buffer zone.
   a) *As per comments under DISC/25/0172, heathland plants are welcomed, however further provision is recommended to be redistributed within the designated buffer zone as opposed to private curtilage where it cannot be safeguarded through planning control.*

iv. Details of all hard surfacing materials and finishes.
   a) *No concerns raised.*

v. Details of all boundary treatments and fencing, including means to permanently enclose the Buffer Zone and prevent access / inclusion of this area into residential curtilages, and details of any retaining walls.
   a) *We note that 600mm high timber knee-rail fencing to demarcate boundaries with removeable gaps for maintenance access has been proposed, which is deemed suitable.*
   b) *Access gates remain and thus proposals do not satisfy the requirements of Condition 16. We note, however, the intention of covenants to be put in place to ensure that the buffer zone is not used as private garden space. We recommend that this should*

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| *reflect the condition wording in that access should be purely for maintenance and not for private use.* | |
| **MAIN COMMENTS:** N/A | |
| **RECOMMENDED CONDITIONS:** N/A | |
| **NAME:** | Elly Hazael<br>Trainee Landscape Architect (Planning) |
| **DEPARTMENT:** | Specialists Team - Strategic Planning |
| **DATE:** | 09/01/2026 |
| **SIGNED OFF BY:** | Inês Watson CMLI<br>Specialists Team Leader (Landscape Architect) |
| **DATE:** | 12/01/2026 |