HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mowbray Development Site Land North of Horsham Rusper Road Horsham
DESCRIPTION:	Application for approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.
REFERENCE:	DC/24/1927
RECOMMENDATION:	Modification

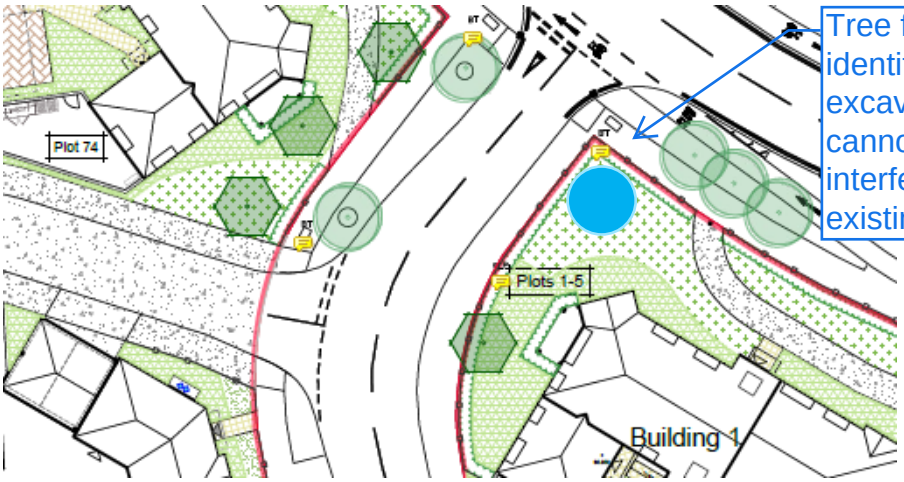
SUMMARY OF COMMENTS & RECOMMENDATION:

No concerns are raised with access, layout and scale on landscape grounds, however minor modification is recommended in order to secure the landscape strategy.

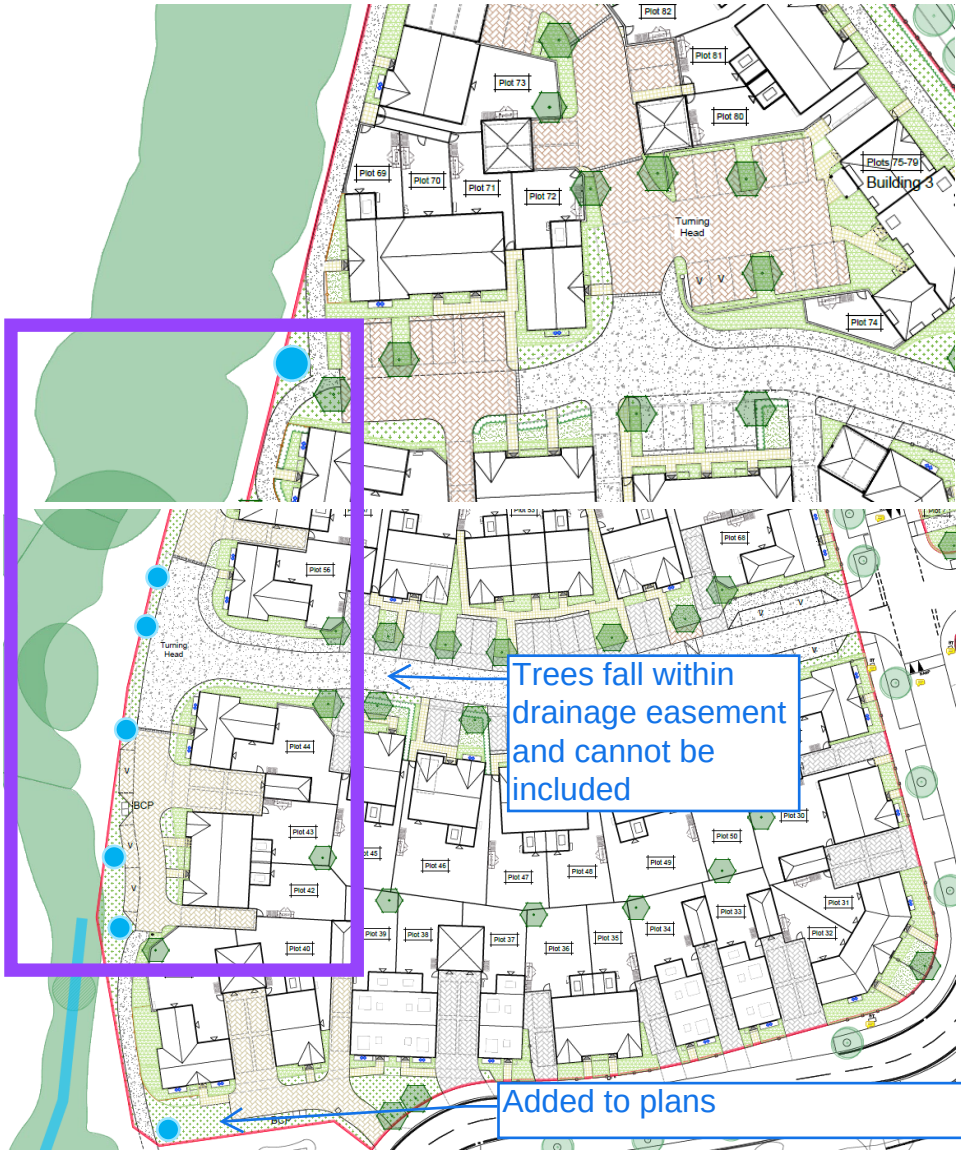
MAIN COMMENTS:

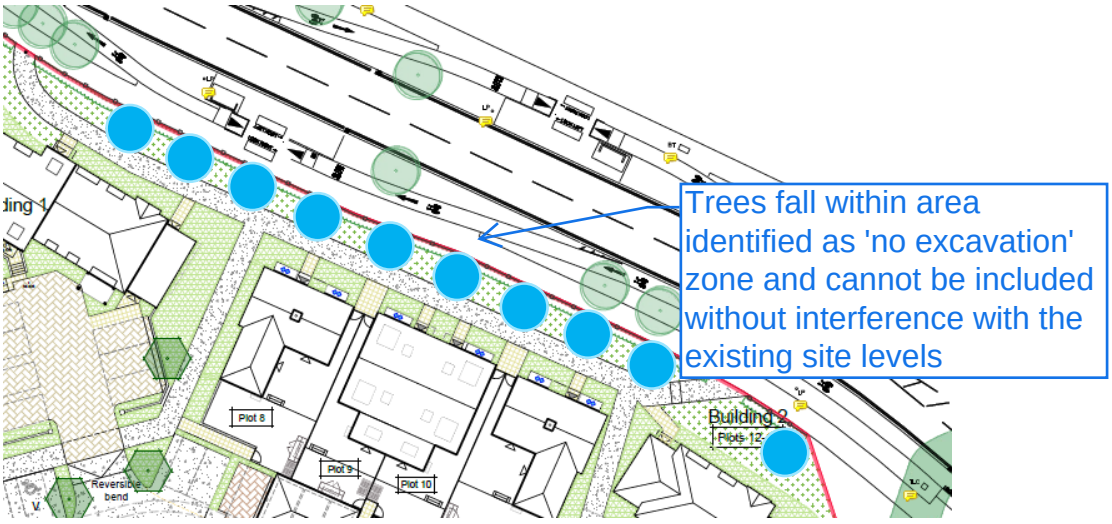
Soft landscaping

1. 1no. Heavy standard tree is requested (as indicated in blue, below) in order to provide a designed sense of arrival and a softer approach into the RM5 area.



2. While no existing trees and hedgerow lie within the red line boundary (RLB), as stated within the Design Compliance statement, they should be strengthened with new planting where possible. Please see suggestions (as indicated in blue, below) to strengthen the existing trees and hedgerow on the western boundary, and as above, to provide a softer approach into the RM5 area.



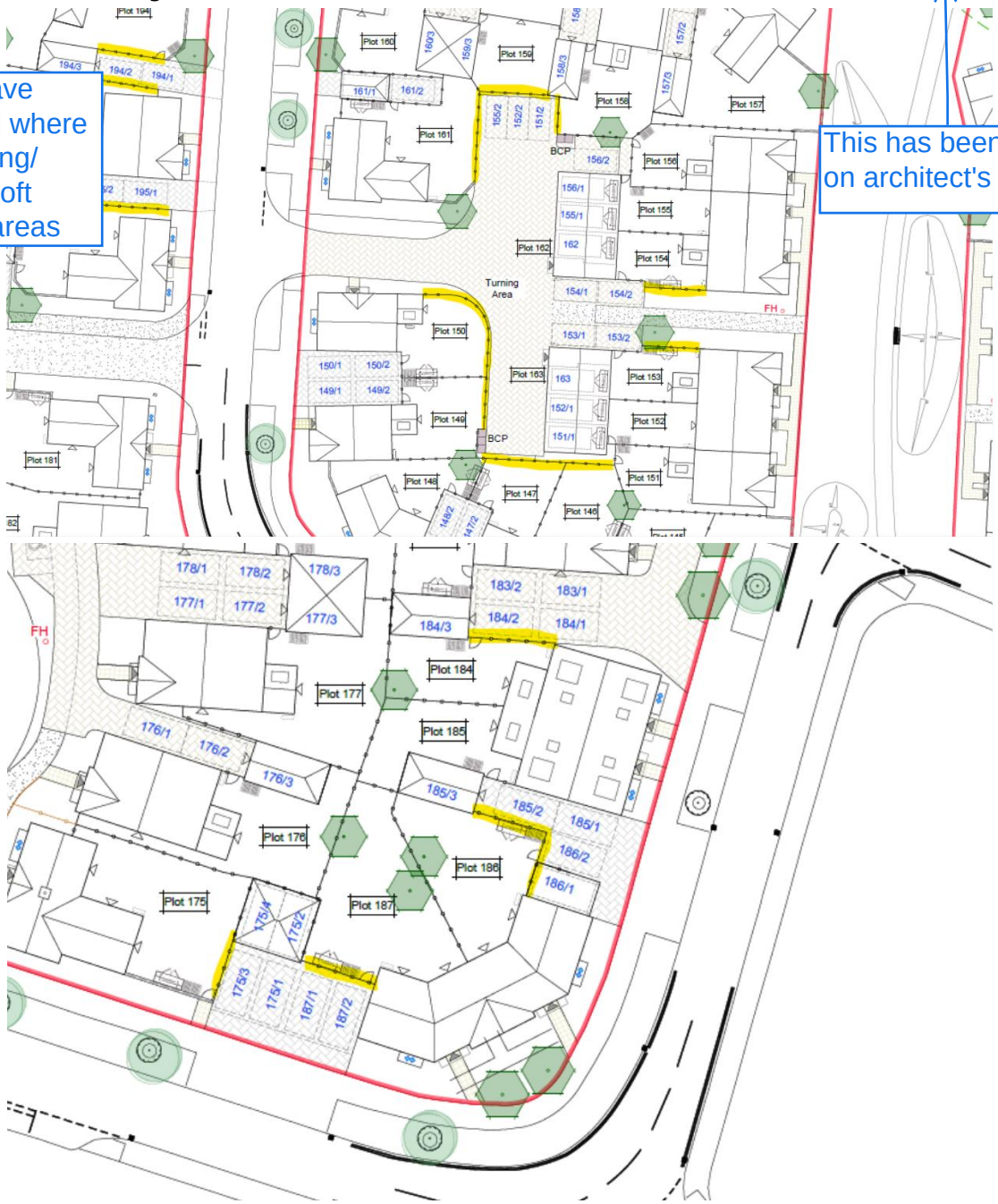


Hard landscaping

3. In order to ensure a high quality environment, where visible and where abutting the public realm, we recommend implementing brick walls and planting for garden boundary treatments.
    a. Where this is not possible, we expect to see provision of details of high quality timber fencing.
    b. Climber planting should be provided alongside boundary treatments, particularly where they face onto the roads, pathways, public open space and other key locations within the public realm.
    c. See suggestions (highlighted in yellow, below) for locations where close board fencing should be amended to the above.

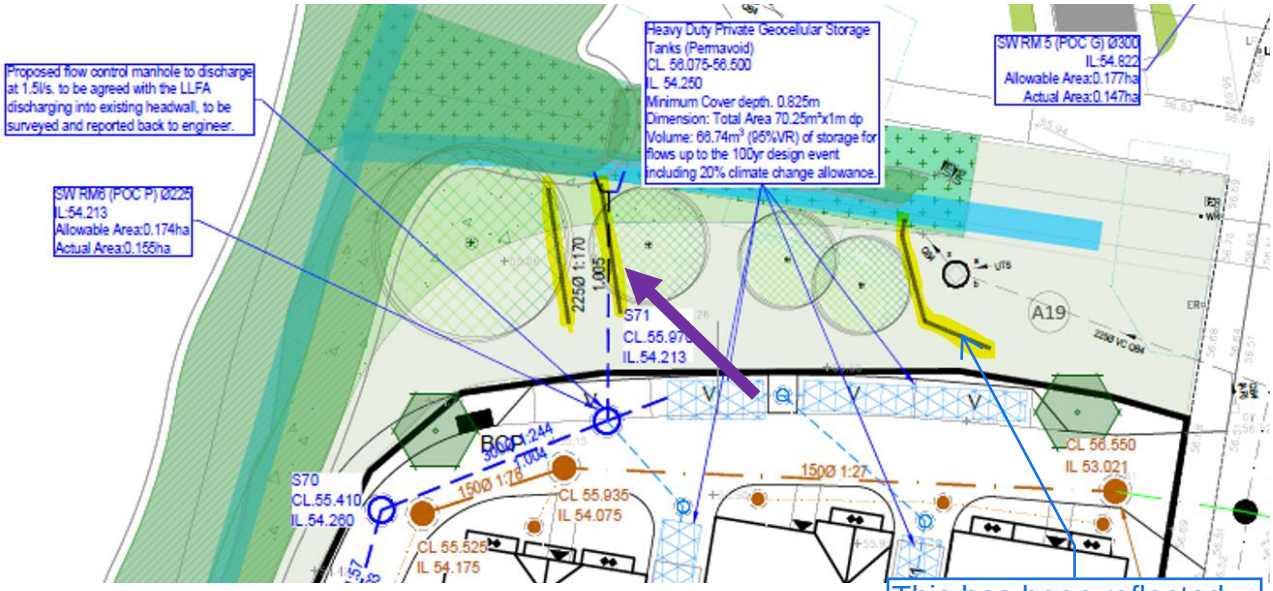
Climbers have been added where timber fencing/ walls abut soft landscape areas

This has been updated on architect's proposals



Drainage

4. Clarification is requested in regard to the grey lines (highlighted in yellow, below) which appear to not correlate with proposed drainage.



LMP

This has been reflected on the engineer's plans

5. We request that the following amendments are made within the [illegible]
   a. Section 8.5 - please include, 'A collar of 10cm should be left clear of mulch to prevent trunks from rotting'
   b. Please note that we strongly recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed waterbodies, woodland, ditches and hedgerows, and the protection of their ecological features. Alternative methods for weeding should be considered such as hot foam or hot water systems which are effective for large areas of land, meadow preparation and hard landscaped areas. Steel brushing in combination with acetic acid spraying, or electronic control systems are also effective in hard landscaped areas and suited to dealing with invasive species. Please amend sections 7.9 & 12.3 accordingly to remove mention of herbicides and reflect alternative methods as above or hand weeding alone by careful digging or selective scything.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	04/02/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	10/02/2025