HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Horsham Horsham West Sussex
DESCRIPTION:	Reserved matters application (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for Phase 1 RM Area 4 comprising 82 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads and associated infrastructure.
REFERENCE:	DC/26/0909
RE-CONSULT:	1st set of comments 2nd set of comments
RECOMMENDATION:	Modification Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

The majority of comments have been addressed and the amendments result in a higher quality scheme, with thanks. Nevertheless, it is noted that the HV route is being re-directed which results in conflict with the proposed landscape scheme and may impact retained trees. Please see point 38; modification is recommended prior to determination.

1st set of comments

Given the dilution of the Copse character as defined within the Design and Landscape Strategy (D&LS), modification is requested in order to ensure the rural, woodland character is better reflected within the scheme and to minimise suburban effects. See detailed comments below.

MAIN COMMENTS:



Landscape Strategy - Context

1. The D&LS for Phase 1, approved under DISC/20/0179, defines this area as the Copse character area, and therefore should reflect a, '*rural, woodland edge character, taking reference from its proximity to the ancient woodland area and mature hedges and tree belts to its boundaries'*. The '*sensitive landscape buffer around listed building on Old Holbrook'* is also identified.
2. It is regrettable that the sensitive landscape buffer has been reduced in scale, however it is acknowledged that this was previously approved under DC/24/0446.

3. Further, the proposed density of dwellings in combination with the new road layout is regarded as overly suburban and grid-like in nature when compared to the more informal road layout and lower density demonstrated under Structuring Principles within the D&LS under DISC/20/0179.
4. While amendments to layout would be preferred as the most effective approach, it is deemed that modification can be made to enhance the landscape proposals in order to better conserve and reflect the rural, woodland edge character as approved within the D&LS.



<u>Landscape Strategy – Action required</u>

5. Softer treatments are expected to reflect the rural edge character. Please provide a greater proportion of 'natural' colour block paving to the scheme, particularly adjacent to the sensitive landscape buffer and Hollywick (Rapelands) Farm.

   An area of earth toned block paving has been added to the northeast of Hollywick Farm, with thanks. **Closed.**

6. As above, a greater proportion of tile hanging is expected to be provided adjacent to the sensitive landscape buffer. Please amend the buildings highlighted in orange, below.



   The buildings highlighted above now reflect Black Weatherboarding, as opposed to Tile Hanging as requested. Nonetheless, this is considered an improvement given the sensitive landscape context. **Closed.**

7. Further tree lined streets are also expected to reinforce the woodland edge character. Please amend and provide within the streets highlighted in orange, below.



   2no. trees are now proposed in this area, with thanks. This is not considered to satisfy the description of tree lined, however the decision to request further provision is deferred to the case officer. **Partially addressed.**

8. Modification is required to enhance amenity for pedestrians, particularly along the central, north-south road above. In addition to tree planting, please amend this road to reflect a wide verge, turfed with flowering lawn.

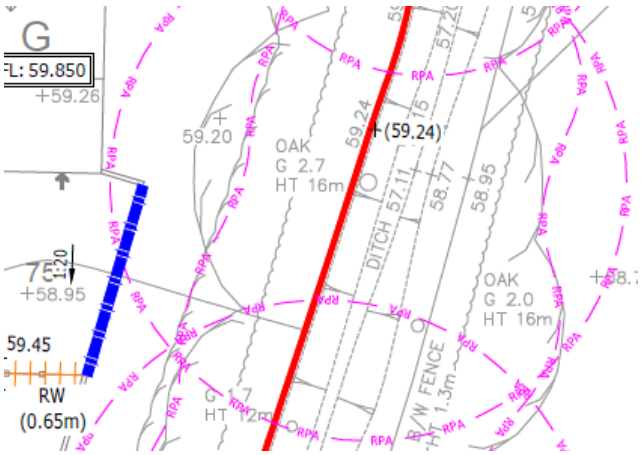
Visitor parking has been rearranged to allow for increased planting, with thanks. **Closed.**

9. Parking and hardstanding in the area below the sensitive landscape buffer and LAP is deemed excessive in scale and further erodes the rural woodland edge character. A greater provision of trees is required to soften the hardscape.

   Amended, with thanks. **Closed.**

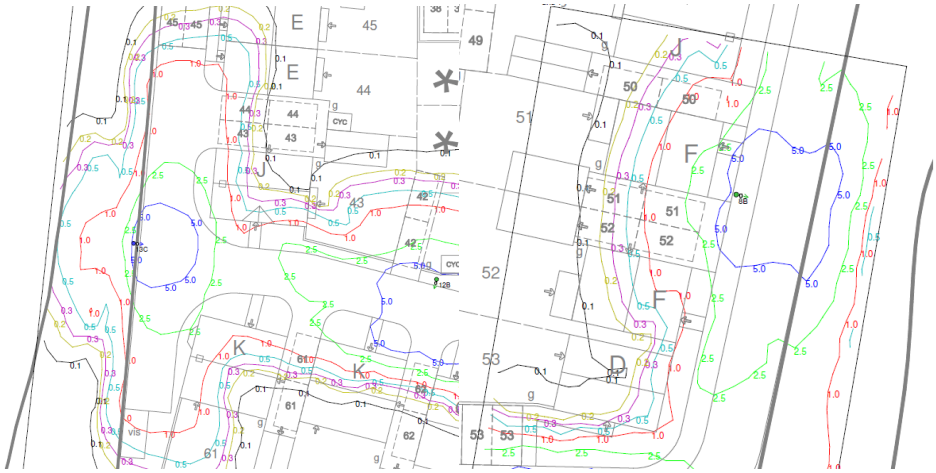
Existing Landscape Features – Action required

10. The encroachment of the root protection area (RPA) of Oak 18 does not appear within the arboricultural documents under this application or under Condition 16 (DISC/26/0188). While the encroachment appears within the limits to comply with BS 5837:2012, development within RPAs should only be observed where unavoidable. As such, we request the garden boundary and retaining wall of plot 75 to be squared off to avoid the RPA, unless justification can be provided. Oak 18 is noted as being a larger component of the tree-belt and its long term retention must be demonstrated.



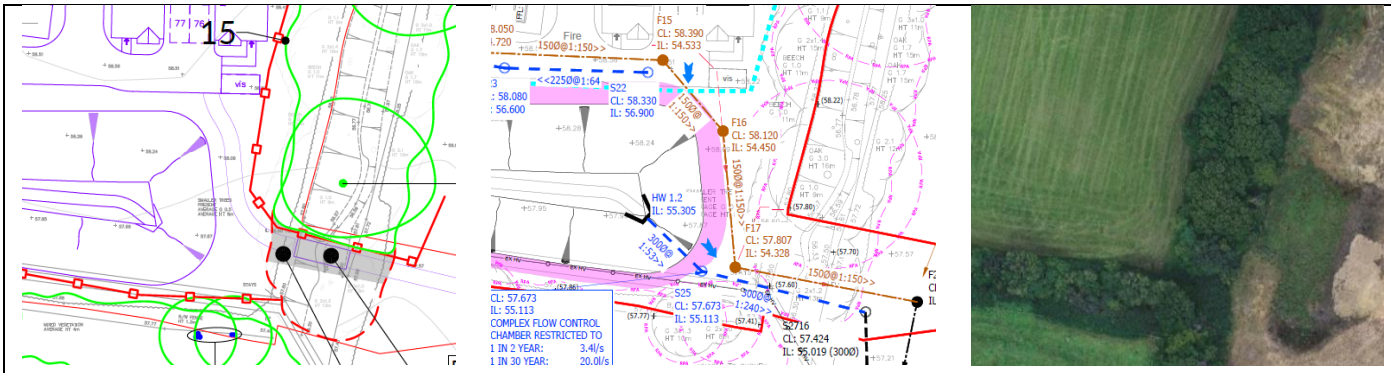
   Amended, with thanks. **Closed.**

11. While 2700K temperatures are welcomed, the lighting scheme results in a large degree of light spill on sensitive landscape features. Given the limited numbers of dwellings in these areas, in order to minimise disruptive effects on the photoperiodism of the existing tree belt, please consider use of low level bollards or incorporating baffles/deflectors.



   Unchanged. Nonetheless, it is noted that all luminaires are to be fitted with a rear shield. While low level bollards are still desirable in this location from a landscape perspective, this point can be **closed**.

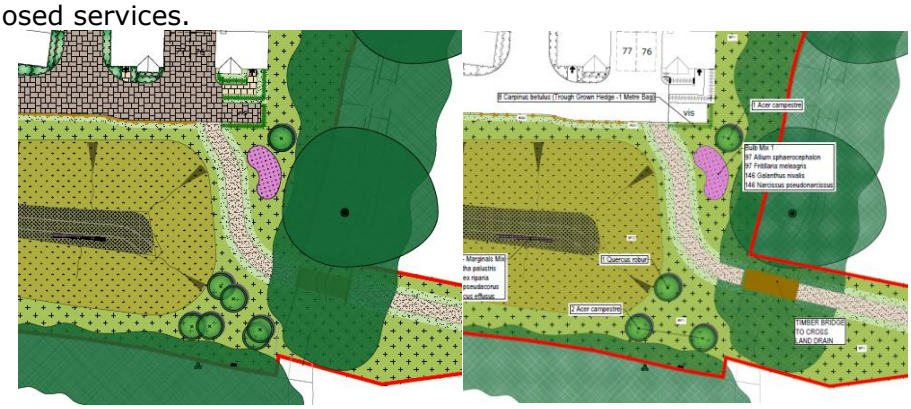
12. The Design Compliance Statement notes that pedestrian access and service trenches will follow the same route in the southeast corner, however two separate routes are proposed. While the Tree Protection Plan (TPP) under DISC/26/0188 has been approved, please consider locating the footpath to follow the same route as services to limit tree removal and thus further erosion of the rural woodland edge character.



[left DISC/26/0188 TPP, middle Drainage Strategy, right Google Maps]

Not addressed. Nonetheless, the decision to pursue this is deferred to the case officer. **Closed.**

13. Discrepancy between the Landscape Masterplan (below, left) and Soft Landscaping Plans (below, right) notwithstanding, proposed trees must be relocated elsewhere to avoid clashes with proposed services.



The Landscape Masterplan has been updated to reflect Soft Landscaping Plans, with thanks. 1no. tree remains in conflict with a proposed drainage run, however there is scope to adjust planting at delivery. **Closed.**

<u>Existing Landscape Features – Action requested</u>

14. While cognisant that the built layout is unlikely to be modified at this stage, built form has been pulled too closely to the western boundary, creating an unsympathetic relationship. Please consider adjusting to create a wider landscape buffer to allow for a softer transition to the woodland edge.



Unchanged. Nonetheless, **closed.**

<u>Open Space – Action required</u>

15. In order to comply with Horsham District Council's Open Space, Sports & Recreation Review 2021 (OSSR), provision of a hard-surfaced path is required to access the LAP. Please note that Breedon self-binding gravel, CEDEC gravel, or similar is preferred in this location.

    Amended, with thanks. **Closed.**

16. As per the OSSR, a minimum buffer of 5m between the boundary of the nearest dwelling and the main activity zone must be demonstrated. As such, the LAP should be extended to create

further space and the boulders adjusted further northeast, levels permitting. This will contribute to creating a more attractive, open area of play.

LAP layout unchanged, however the 5m buffer has now been illustrated in plan. While there is a slight area of the main activity zone within the 5m buffer, this is deemed minor on this occasion. **Closed.**

Open Space – Action requested

17. The following details and provision are requested in order to comply with OSSR requirements, however this can be secured via condition:
    a. Signage to welcome the user, name the site, indicate constraints on use, provide contact details of the managing agent, and discourage dogs

       Location included in plan, with thanks. Design to be secured via condition. **Closed.**
    b. Litter and dog fouling bins at key access points

       Location included in plan, with thanks. Specification to be secured via condition. **Closed.**
    c. All-weather surfaces beneath and around the play items to enable year round use. Certified wood or bark chippings are also welcomed, subject to appropriate management measures.

       Loose-fill play bark specified, with thanks. **Closed.**
18. To extend the lifespan of the timber balance beam, please amend specification to reflect FSC® Certified hardwood as opposed to pressure treated softwood.

    Amended, with thanks. **Closed.**

Soft Landscape – Action required

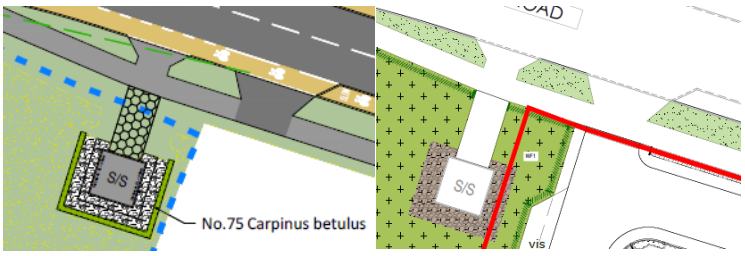
19. While no concerns are raised with the newly planted thicket, information is requested regarding species planted; please add to the open space schedule. This is to ensure that proposals reflect the existing landscape character and to provide diversity and/or avoid monocultures, for biosecurity and seasonal interest.

    Species added, with thanks, and no concerns raised. **Closed.**
20. As above, particularly given the large proportion of Acer campestre, please re-include *Sorbus torminalis* to the palette, as previously approved under DC/24/0446; see previous comments.

    Notwithstanding point 38, 4no. *Sorbus torminalis* re-included, with thanks. **Closed.**
21. Please re-include *Lythrum salicaria* and *Mentha aquatica* to the AQ1 Marginals Mix, as previously approved under DC/24/0446, for amenity and biodiversity benefit. Numbers of *Iris pseudacorus* and *Carex riparia* can be reduced given their propensity to spread.

    Amended, with thanks. **Closed.**
22. Bulb numbers within open space have significantly decreased from 6809 approved under DC/24/0446 to 3268 currently proposed. While an exact match in numbers is not expected, a far greater provision is expected in line with previously approved. Please amend.

    Amended, with thanks. **Closed.**
23. While only partially within the red line boundary, please reintroduce hornbeam hedging around the substation (below, right), as previously approved under DC/24/0446 (below, left).



    Amended, with thanks. **Closed.**
24. As per point 4 regarding the Landscape Strategy context, 'Shrub Mix – Structural 3' located within the sensitive landscape buffer area to the south of the farm should be amended to better reflect the rural, woodland edge. Please amend to feature a higher proportion of both native shrubs and nectar-rich flowering planting as opposed to suburban and evergreen planting.

'Shrub Mix – Structural 3' removed and replaced with 'Thicket Mix 1' as well as various shrubs and grasses throughout the LAP, with thanks. **Closed.**

25. Some larger tree sizes are noted and welcomed. Please identify their locations in plan in order to ensure they are used within key, strategic locations.

    No concerns raised; **closed.**

Hard Landscape – Action required

26. Please clarify footpath treatment to the southeast and include within the legend.

    Bound gravel is now indicated, with thanks, and no concerns are raised. **Closed.**

Hard Landscape – Action requested

27. Please clarify what 'Garden Separation Fencing' is, and/or coordinate with the submitted boundaries plan.

    'Garden Separation Fencing' amended to reflect close-board fencing, with thanks. **Closed.**

28. 7.48 in the Planning Statement and 5.8.5 in the EMMP state that '*gaps will be provided within the fences of gardens within the development in order to provide connectivity'*; please include within the boundaries plan.

    It is noted that '*All boundaries are to incorporate wildlife movement points e.g hedgehog highways, exact locations to be determined by ecologist'* within the hard landscape proposals, with thanks. **Closed.**

Planting Specification – Action requested

29. We recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed ecological features. Alternative methods for weeding should be considered, except for Schedule 9 species; please refer to pan-uk.org for guidance and resources. Please amend the following sections accordingly:
    a. General Guidance '*and/or chemically with a proprietary translocated herbicide'*
    b. Wildflower / Wet Meadow / Meadow Grass Seeding '*Kill off any existing vegetation by spraying off with proprietary herbicide*'; '*an additional application of proprietary herbicide applied*'; '*All marginal aquatic plants should receive a single application of slow release organic fertiliser*'; and '*incorporating a slow release fertiliser'*
    c. General Planting Maintenance '*or spot swiped for any perennial weeds such as docks, nettles and ragwort*'; '*unless where it is unfeasible; whereby weeds can be treated by the application of a suitable proprietary herbicide.*'; '*Herbicide usage to be limited to spray usage on calm days (no wind) and undertaken by suitably qualified operatives in accordance with current legislation*.'

    Amended, with many thanks. **Closed.**

30. Please omit the use of geotextiles, gravel and sand as drainage layers. These layers are considered unnecessary and introduce avoidable synthetic materials into the planting environment.

    Omitted, with thanks. **Closed.**

31. Geotextile weed membranes are ineffective and as above, environmental concern is raised regarding plastic degradation and microplastics pollution. Please omit from Ornamental Shrub Planting and Native Hedge Planting in favour of bark mulch and/or an ethically sourced wool weed suppression mat.

    Omitted, with thanks. **Closed.**

32. The use of root barriers is welcomed, as is root directors for trees surrounded by hard paved surfaces. Please note that it is strongly recommended that root cells are also implemented where growing conditions are constrained.

    No change, however this is not a requirement. **Closed.**

33. As previously commented under DC/24/0446, plant stock used in proximity to Ancient Woodland must be locally sourced from suppliers of accredited UK Sourced and Grown stock, in accordance with Woodland Trust guidance. Supplier information must be made available upon request; details can be provided via condition.

Amended, with thanks. Details of plant stock suppliers have been requested under DISC/26/0338 and it is assumed that these will be relevant across the Mowbray development. **Closed.**

34. Please specify that tree stakes, ties and guards are to be removed upon successful establishment or after 4 years of planting, whichever is sooner.

    Amended, with thanks. **Closed.**

LEMP

35. Please refer to unresolved comments under DISC/26/0189

    The removal of herbicides, spot wiping and chemical fertilisers is welcomed, with many thanks. **Closed.**

EMMP

36. As per point 26, please amend point 5.8.2.

    Amended, with thanks. **Closed.**

Additional points

37. Raingardens are noted within the updated Drainage Strategy. This is welcomed, however no information regarding construction details or proposed species for the north-south road have been provided. This may be secured via condition if preferred.
38. It is noted that the High Voltage cable route is being diverted and is now illustrated within landscape proposals. Regrettably, this results in constraints to delivering the landscape scheme. Please refer to ESA Safe guidance for tree planting in proximity to overhead cables to prevent interference at maturity. In brief, the guidance is as follows:
    a. Trees and shrubs planted within 4.5m either side of the power lines should have a maximum mature height and spread of 4.5m.
    b. Trees and shrubs planted within 4.5-7.6m either side of the power lines should have a maximum mature height and spread of 7.6m.

    Please amend the proposals accordingly. It is recommended that the buffers are illustrated in plan and a combination of replacements and relocations are made.
39. Please note in addition that the TPP may need updating accordingly and the Arboriculturalist re-consulted.

RECOMMENDED CONDITIONS: If you're minded to recommend the application for approval without the concerns addressed above please get in touch as specific conditions will be required.

As above.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	30/07/2026 09/11/2026
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DATE:	31/07/2026 10/11/2026