



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Chanctonbury Nurseries Rectory Lane Ashington Pulborough
DESCRIPTION:	Approval of details reserved by condition(s) 14, 15 to approved application DC/24/1081.
REFERENCE:	DISC/26/0114
RECOMMENDATION:	More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: The Planting Plans and Planting Schedule are unchanged from those submitted under refused DISC/24/0129. As such, our concerns remain unaddressed and are repeated below for ease, in combination with updated comments in relation to coordination with documentation submitted under DISC/24/0121, DISC/24/0304, DISC/0309 and DISC/25/0136.	
MAIN COMMENTS: <u>Condition 14</u> <i>Within three months of the date of this decision full details of all hard and soft landscaping works shall have been submitted to and been approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:</i> a) <i>Details of all existing trees and planting to be removed and retained as required under Condition 7</i> 1. Minor changes to the layout result in conflict with the Tree Protection Fencing (TPF) layout approved under DISC/24/0309. See example below, where proposed changes to the turning area result in development within a no dig area amongst Category A trees. We strongly recommend that external works layout is reverted to that approved under DISC/25/0136.	



External works layout approved under DISC/25/0136 [left], proposed External works layout [middle], TPF approved under DISC/24/0309 [right].

2. Further example:



External works layout approved under DISC/25/0136 [left], proposed External works layout [middle], TPF approved under DISC/24/0309 [right].

b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

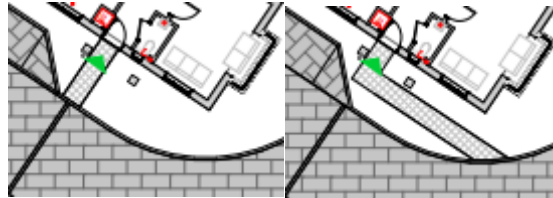
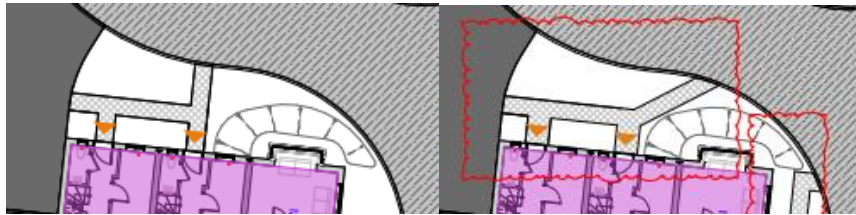
3. As previously commented under refused DISC/24/0129:

- a. Please increase size of *Quercus robur* in the front entrance to Heavy standard 12-14 girth for more instant impact in order to provide a designed sense of arrival.
- b. In order to provide a designed sense of arrival and in order to soften the built form, we recommend 1No. or 2No. trees adjacent to plot 3 and/or a continuation of hedgerow.
- c. We recommend a further 2No. native trees within the southern open space as a minimum, such as *Sorbus torminalis* and *Salix caprea*.
- d. Planting should be introduced to the attenuation basin area (previously described as a balancing pond) to help it blend more aesthetically into its surroundings.
- e. Please include wildflower and hedgerow mixes to the planting schedule.
- f. Please amend tree pit details to state that backfill should replicate existing soil profile by using soil excavated from planting pits, only amended with imported soils if necessary. No fertiliser should be used.

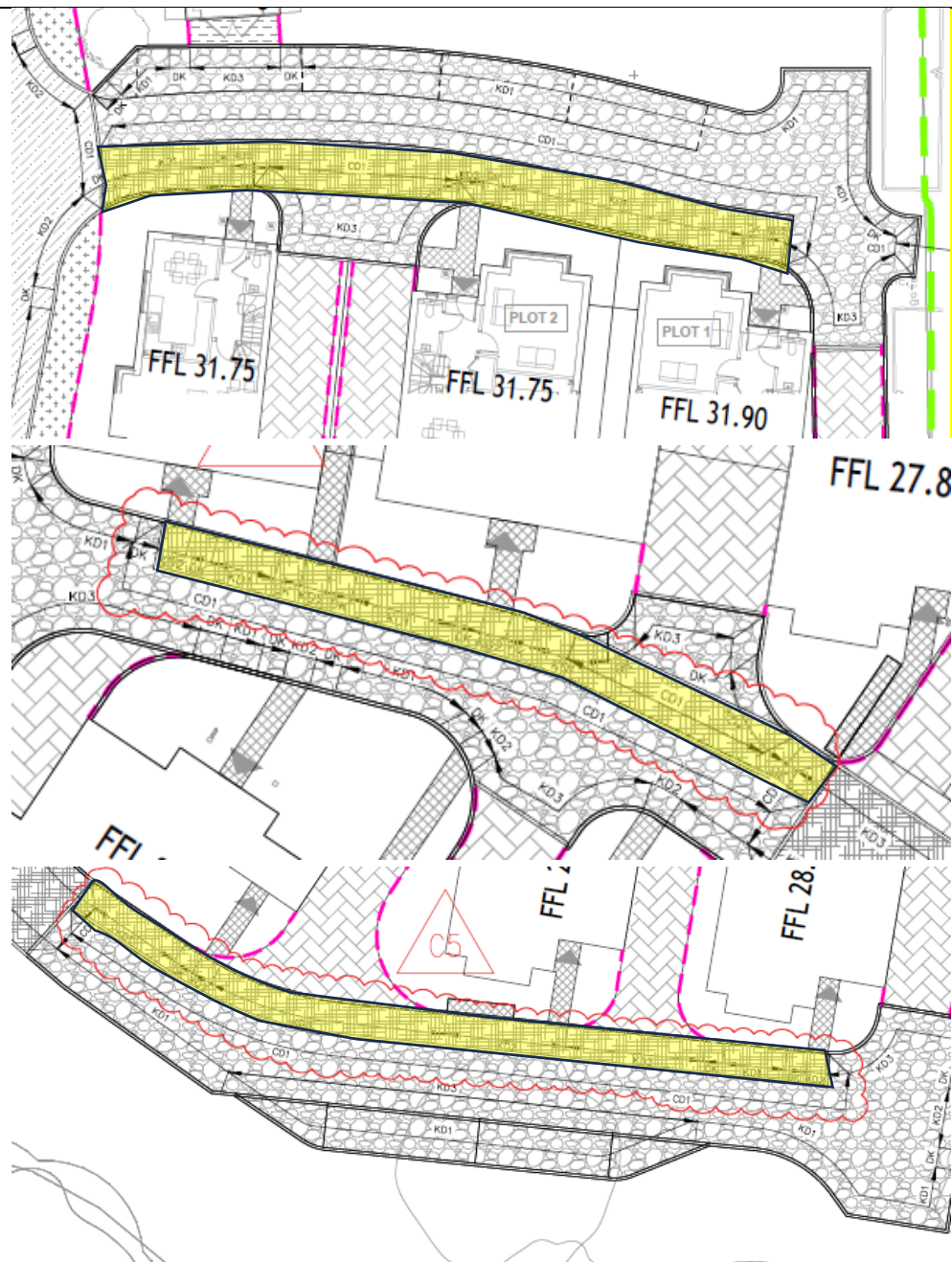
4. Given the significantly constrained and reduced tree planting on this site in combination with the approved service layout, we recommend that tree pits adjacent to hard surfaced areas are inclusive of root cells to increase the volume of rooting medium. An updated typical tree pit detail should be submitted to reflect this.

c) *Details of all hard surfacing materials and finishes*

5. As per point 1, proposed changes to the approved external works scheme, while minor in some instances, incrementally are deemed unnecessary and result in an overall increase in hard surfacing, at odds with the location on the countryside edge. As per point 1, we strongly recommend that the external works layout is reverted to that approved under DISC/25/0136. Please see non-exhaustive examples below, with current proposals to the right, noting that the first example results in conflict with a proposed tree.



6. Please specify areas in yellow below as permeable paving to reflect the approved drainage layout under DISC/24/0309.

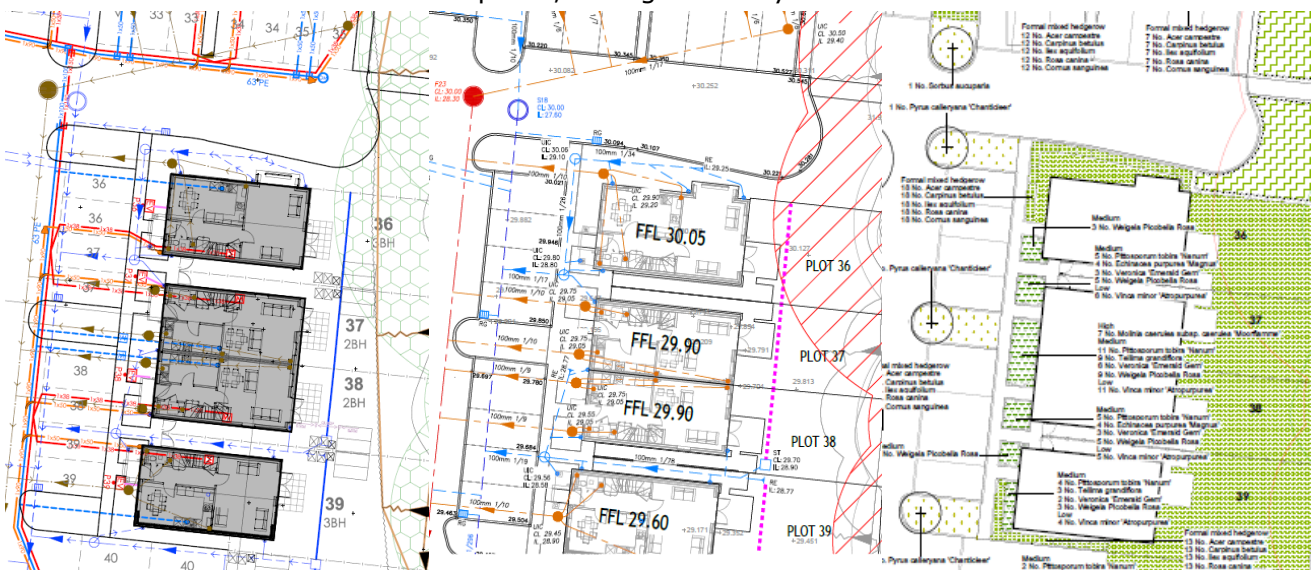


7. Please provide specification for hard surfacing materials.
8. Please provide Outdoor Gym Space equipment specification.
- d) *Details of cycle storage provisions and refuse / recycling bin locations*
 9. Approved under DISC/25/0136. Closed.
- e) *Details of all boundary treatments*
 10. Wildlife enhancements noted within the Biodiversity Enhancement Strategy/LEMP approved under DISC/24/0121, such as Hedgehog fence holes, should be indicated in plan. Please amend, as previously requested.
- f) *Ecological enhancement measures set out in (The Ecology Co-Op, December 2021)*
 11. As previously requested, native understory planting within the planting schedule should be amended to reflect:
 - a. 40% Hawthorn, as opposed to 10%.
 - b. Frangula alnus, Viburnum opulus and Ligustrum vulgare.

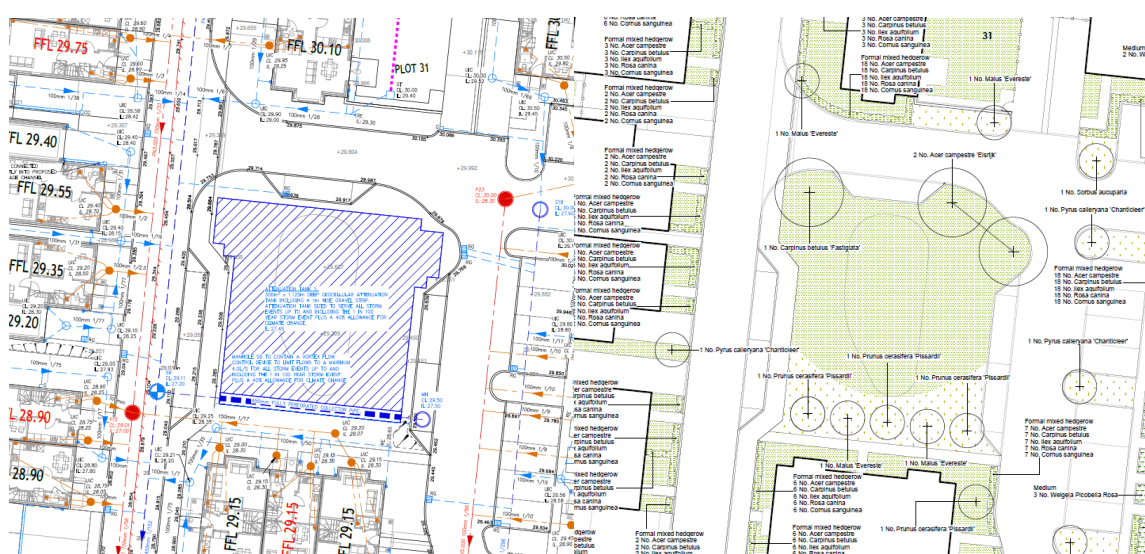
12. As previously requested, Emorsgate EW1 – Woodland Mixture, Emorsgate EM8 – Meadow Mixture for Wetlands and Emorsgate EM3 – Special General Purpose Meadow Mixture should be added to the planting schedule, as per the Biodiversity Enhancement Strategy/LEMP approved under DISC/24/0121.
13. As previously requested, scrub enhancement/native understory should be indicated within the northern boundary in planting plans.
14. Please ensure that trees planted in open spaces are native as opposed to cultivars, in line with the Biodiversity Enhancement Strategy/LEMP approved under DISC/24/0121. Please amend the planting plans and planting schedule accordingly.

g) Co-ordination with the utilities layout as required under Condition 9

15. Combined services have been approved under DISC/24/0304, notwithstanding areas of discrepancy with the drainage layout approved under DISC/24/0309. In any case, both layouts demonstrate conflict with the landscape strategy and as a result must be amended accordingly. Please see following examples where amendments are required, noting that they are not exhaustive:



DISC/24/0304 – Combined services [left], Drainage layout - DISC/24/0309 [middle], current/previously refused Planting plan [right]



Drainage layout - DISC/24/0309 [left], current/previously refused Planting plan [right]

h) Planting and screening details to the sub-station

16. Not addressed.

Condition 15

No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas, including Public Open Spaces, provision of outdoor gym equipment and the buffer zone along the southern boundary, has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be provided, managed and maintained in accordance with the approved details..

17. Please add management prescriptions for the northern boundary hedgerow, noted within the Biodiversity Enhancement Strategy/LEMP approved under DISC/24/0121 to be allowed to *develop into a tall, dense, bushy structure maintained at a height of 3-4 metres* and for coppicing or laying to be used should it become gappy or sparse.
18. Please amend tables 6.1 and 6.7 to specify the removal of tree guards upon successful establishment or after 4 years of planting, whichever is sooner.
19. 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 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 to specify no use of pesticides, herbicides, insecticides, fungicides, and slug pellets: 3.7, 4.53, 6.1, 6.2, 6.7 and 7.4.
20. Please specify that a 120mm collar around stems/trunks should be left free of mulch to prevent them from rotting.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	24/04/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	27/04/2026