HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Kilnwood Vale Sub-Phase 3DEFG Kilnwood Vale Crawley Road Horsham
DESCRIPTION:	Approval of details reserved by conditions 3,5,7 and 10 to approved applications DC/23/0856
REFERENCE:	DISC/24/0306
RECOMMENDATION:	Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

We recommend Conditions 5 is discharged to the satisfaction of the relevant specialists.

We have no comments to offer on the requirements of Conditions 7 and 10.

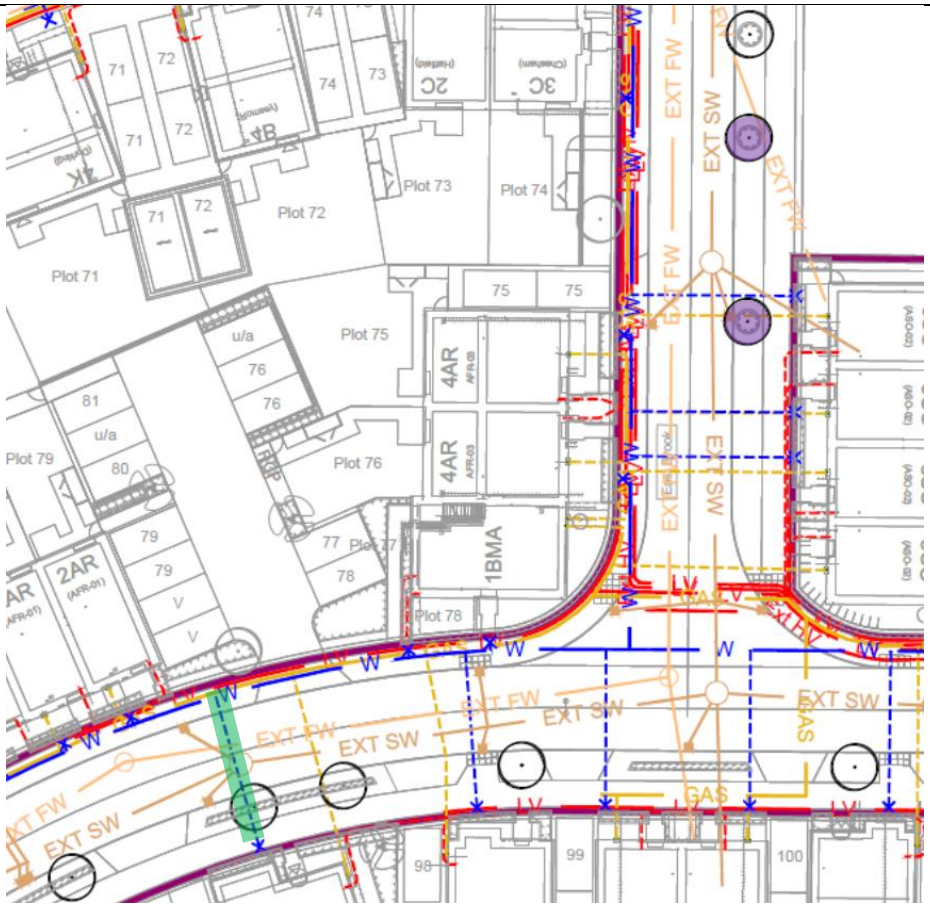
Modification is requested prior to recommending the discharge of Condition 3 due to conflicts between utilities and the landscaping scheme. See details below.

MAIN COMMENTS:

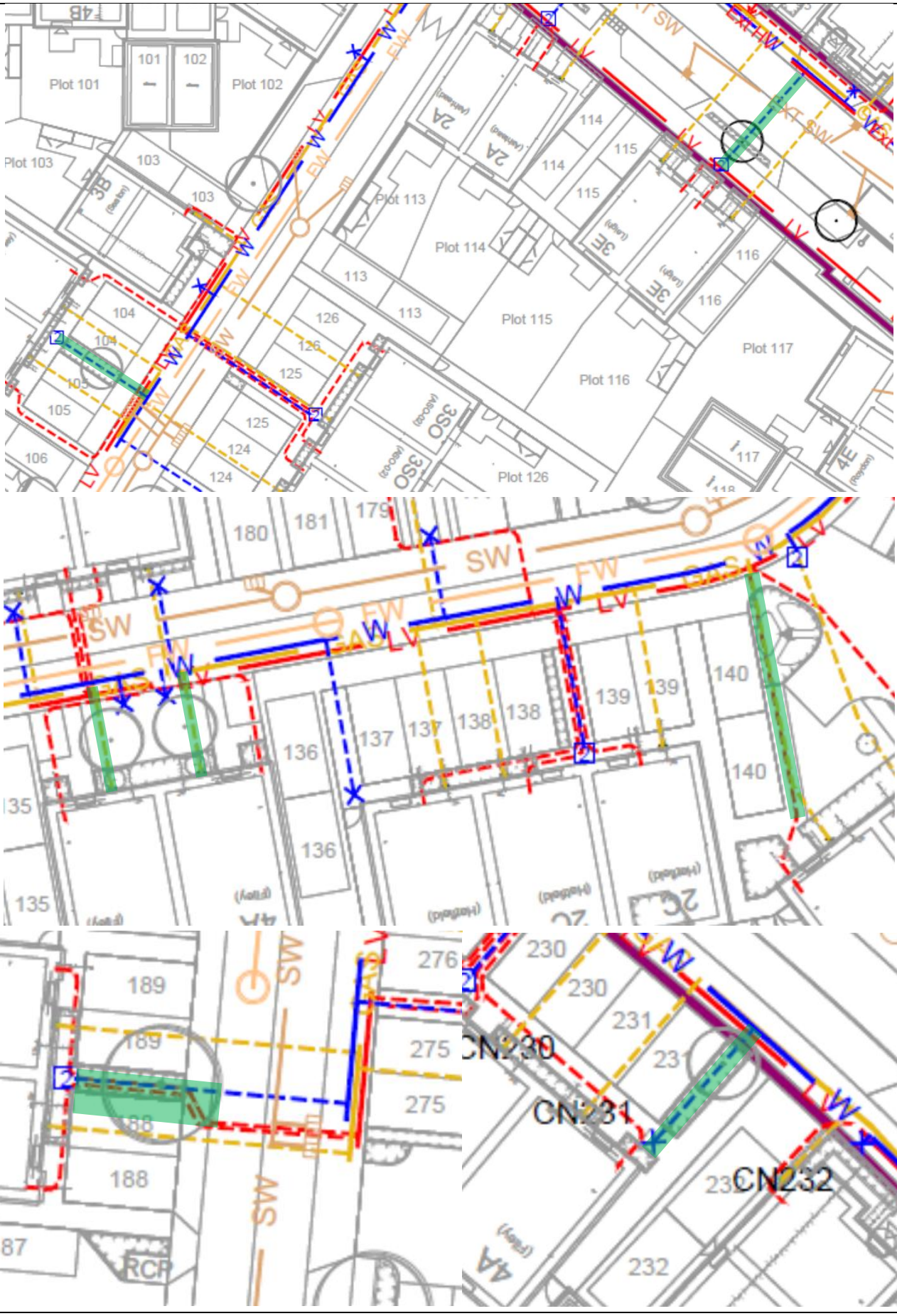
Concern is raised with the conflict between underground services and the landscape proposals. The Combined Services layout results in multiple examples of utilities being located underneath or within the RPA of proposed trees, therefore the trees are unlikely to be delivered and/or unlikely to be able to establish and be retained in the long term. The proposed trees are key to the general amenity of the development, therefore the underground services must be repositioned to avoid potential or future conflict, thereby securing both strategies. In addition, we recommend using a single trench for services to minimise disturbance to soils.

The following highlights (indicated in green, below) are examples of areas of conflict where the utilities are requested to be relocated. The purple highlights are examples where the proposed tree can be repositioned slightly. These examples, however, are by no means exhaustive.

Please note in addition that where in close proximity to utilities, the inclusion of tree root barriers is requested to ensure successful delivery and establishment.


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Plot 78
Plot 79
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EXT SW
GAS


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4A
3E
2D
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Plot 117
Plot 126
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FW
LV
W
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CN231
CN232
RCP



RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	07/02/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	07/02/2025