



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Oakfield Coolham Road Coolham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 4 to approved application DC/23/1011
REFERENCE:	DISC/26/0091
RE-CONSULT:	1 st set of comments in black 2 nd set of comments in blue
RECOMMENDATION:	Modification No objection / Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

We are satisfied that our previous comments have been addressed and have no further concerns from a landscape point of view. The information submitted is sufficient to recommend the discharge of Condition 4. See further recommendations below.

1st set of comments

Modification is requested in order to recommend the discharge of Condition 4. Please see details below.

MAIN COMMENTS:

Condition 4

The access hereby permitted shall not be used until full details of replacement soft landscaping has been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures to outline replacement trees and hedgerows, including schedules specifying species, planting size, densities and plant numbers and tree pit details.

1. We echo comments made by HDC's Arboricultural Officer and request the following amendments to the scheme:
 - a. Proposed trees to be Pedunculate oak and/or Carpinus betulus in order to reflect the local landscape character and tolerate the clay conditions.

Given the clay conditions and the previous comments made by HDC's Arboricultural Officer, it is recommended that *Fagus sylvatica* is replaced with Pedunculate oak.

However, given the overall improvement of the scheme, this point is deemed minor and is closed on landscape grounds.

- b. Proposed ornamental planting to be replaced with species-rich native hedgerow, as per the condition requirement. Species to include 50% Crataegus monogyna and 50% of minimum 4no. other species found in the local landscape and existing hedgerow, which can include Prunus spinosa, Corylus avellana, Acer campestre, Euonymus europaeus and Frangula alnus.

Amendments made, with thanks. Closed.

- c. We recommend 5no. 60-90cm 1+1 whips per linear meter, offset by approximately 30cm

Amendments made, with thanks. Closed.

2. Tree pit details have not yet been provided. Please amend.

Details provided, with thanks. Closed.

3. Please clarify if the full length of the access between the B2139 and the field gate is represented in plan.

Clarification noted, with thanks. It is recommended that hedgerow runs the full length of the access, however this is not a requirement. Closed.

RECOMMENDED CONDITIONS: N/A

NAME:

Elly Hazael
Trainee Landscape Architect (Planning)

DEPARTMENT:

Specialists Team - Strategic Planning

DATE:

19/05/2026
17/07/2026

SIGNED OFF BY:

Inês Watson CMLI
Specialists Team Leader (Landscape Architect)

DATE:

19/05/2026
17/07/2026