HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Horsham Horsham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 8 to approved application DC/16/1677 (Phase 2).
REFERENCE:	DISC/26/0145
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Advice / Modification Advice / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

Some comments have been addressed, with thanks. Various comments are left outstanding as advice for the betterment of the scheme, highlighting landscape led SuDS in particular, however a query is also made under viii.c.5.

The key outstanding concern is in regard to the requested buffer to the south of the historic Priority Woodland, recognised as a habitat of principal importance for conservation. While cognisant that this is not reflected within the OPP Parameter Plans, given the proposed and approved deviations, this is regarded as a necessary amendment in order to protect and reinforce the site's mature landscape framework and therefore must be reflected within the various strategy plans. See point i.1 to action.

1st set of comments

Modification is recommended in order to improve the quality of the scheme and to ensure it is landscape-led. While details can be modified during forthcoming proposals, it is important to secure principles at this stage to limit the dilution of proposed strategies later on. See detailed comments below.

MAIN COMMENTS:

Condition 8

No later than the submission of the first application for approval of Reserved Matters within a Phase, a Phase Wide Design and Landscape Strategy for that Phase, setting out details of any principles relevant to that Phase, shall be submitted to and subsequently approved, in writing, by the Local Planning Authority. The Phase Wide Design and Landscape Strategy shall demonstrate how the development will comply with the design principles set out in the Design and Access Statement (prepared by Liberty, March 2017) and the mitigation measures set out in the Landscape and Visual Impact Assessment and how these principles are to be applied and followed throughout the development, including:

i. details of individual character areas,

1. Modification is requested for the Channells Gate Character Area. Given the highly sensitive abutting priority woodland, this area should reflect a low density and informal character and layout, as envisaged for the Bush Hamlet Character Area. A large, wooded buffer is requested between proposed development and the priority woodland in order to protect, conserve and enhance the woodland in line with HDPF Policies 25, 31 and 33.

   Response dated 22/09 is noted. While it is stated that a buffer will be provided, this is not evident within the Illustrative Masterplan (pg38), Landscape Strategy (pg41) or Planting Strategy (pg61). Please amend.

2. As above, the southern areas of Owlscastle Fields Character Area should also reflect a lower density and informality given the abutting green infrastructure associated with Channells Brook, the sloping topography and the connecting priority woodland.

   Response dated 22/09 is noted. While cognisant that densities were approved under the OPP Parameter Plans, this remains recommended particularly as there is scope within the area specified.

ii. *placemaking objectives,*

1. No concerns raised.

iii. *indicative layout,*

1. No concerns raised, noting that slight adjustments may be required during detailed proposals in order to protect, conserve and enhance landscape features and character.

iv. *development mix*

1. No concerns raised.

v. *hardsurfacing and external finish materials for residential, commercial and community use areas*

1. No concerns raised.

vi. *sustainable landscape construction principles, including an outline Phase wide soil resource plan in accordance with codes of landscape best practice;*

1. Natural Habitats & Wildlife
   a) As with the other buffers listed, please include a minimum distance in metres for the buffer zone adjacent to existing watercourses. We recommend this is at least 5m to resist changes to topography in proximity to sensitive riverbanks.

      Amended, with thanks. Closed.

2. Inclusive Access
   a) We request that the design hierarchy within HDC's Inclusive Spaces Guide is followed for play provision. Please add.

      Amended, with thanks. It is noted that all future RM proposals shall consider HDC's Inclusive Spaces Guide where relevant, as opposed to followed. Nonetheless, this is welcomed. Closed.

3. Waste
   a) Please add 'or left in situ where appropriate' after 'Felled trees and vegetation to be chipped and reused as mulch'.

      Amended, with thanks. Closed.

4. Sustainable Water.
   a) Please amend 'appropriate engineered solutions' to 'landscape led solutions' as there is scope site wide to explore SuDS beyond attenuation basins, crates and swales. See point viii.d.1.

      Response dated 22/09 is noted. It is not felt that landscape led solutions would contravene or compromise the overarching OPP drainage strategy, thus this remains as advice in order to improve the quality of the Phase 2 development.

5. We advise that a further heading of 'Climate' is included. This should include principles relating to emissions, locally sourced materials, water storage and measures to reduce urban heat island effect.

Response dated 22/09 is noted. No amendments made, however closed.

vii. *provide principles, approximate heights, materials and acoustic expectations of all bunds;*

1. No noise attenuation bunds proposed within Phase 2, therefore no concerns raised.

viii. *the landscape strategy for the Phase including:*

a. *Landscape design principles for green corridors, open spaces, streets, mews and lanes, squares and car parking areas;*

1. It is advisable that purposes, functions and target audiences of all Key Open Spaces are specified in line with OSSR typologies. For example, it is unclear if the Bailey Road open space is amenity greenspace or natural and semi natural space.

   Response dated 22/09 is noted. No amendments made and the S106 is not considered to address this point. Specificity remains recommended as advice in order to better help influence future proposals.

2. While illustrative plans are indicative only, wetland areas should ideally be labelled in addition to existing labels.

   Response dated 22/09 is noted. Wetlands, a key design principle (pg45, 60-62), and other water features are not considered to compete with existing watercourses. Absence of labels notwithstanding, wetland areas can be provided and secured for Bailey Fields (pg66), Castle Park Greenway (pg67) and Channells Wood (pgs69-70) at RM. Closed.

3. Please specify that generally no more than two tandem spaces are to be provided for each dwelling. (pg.124).

   Amended, with thanks. Closed.

b. *A general arrangement plan indicating location and size of hard and soft landscape areas including landscape buffers, open spaces SuDS, car park areas, other vehicle and pedestrian access and circulation areas, children's play areas, exercise trails, noise reduction measures, earth mounding, etc.,*

1. None provided, however this can be secured during detailed proposals.

c. *Design principles and themes for planting including street trees, amenity areas, naturalistic and native species, structural planting and wildflower seeding;*

1. While marginal planting is welcomed, reliably and/or permanently wet areas are required for it to successfully establish. However, the associated attenuation basins proposed are typically dry, as noted within the document. Please amend to associate marginal planting with wetland or pond areas.

   Marginal grassland is now noted to be associated with wetland or pond areas, with thanks. This is assumed to also reflect marginal planting. Closed.

2. Nevertheless, attenuation basins should be included within the planting strategy and proposed to be planted with variations in vegetation structure, such as shrub planting, in order to blend aesthetically into their surroundings. Please specify attenuation basin planting as a typology.

   Response dated 22/09 is noted. No amendments made, however closed.

3. Please specify that street trees along primary and secondary streets (pg.84-85) should reflect species chosen for their large size at maturity and their dense canopies in order to provide shade, in line with sustainability principles.

   Amended, with thanks. Closed.

4. It is additionally recommended that multiple species are delivered for street tree planting to avoid urban monocultures, and for biosecurity and seasonal interest. Please amend.

   Amended, with thanks. Closed.

5. It is noted that the base plans have been amended to remove two areas of woodland planting within the strategic landscape buffers along the eastern boundaries; see pg 44 for a clear comparison. While cognisant that this is illustrative, given that the objective of the eastern strategic landscape buffer under Chapter 11 of the Environmental Strategy approved under DC/16/1677 (pg234), is to provide substantial screen planting, this removal is queried.

d. *Design principles for Sustainable Drainage Systems (SuDS) including ponds, swales and basins to ensure that these are of a naturalistic appearance well integrated into the landscape, designed to be beneficial to wildlife and ecology and having regard to the Airport Operators Association Safeguarding Advice Note 3: Wildlife Hazards Around Aerodromes (August 2016).*

1. There is an overreliance on attenuation basins and engineered systems, as opposed to landscape led solutions which is the preferred approach. We recommend addressing accordingly, incorporating features such as rain gardens, rills, reedbeds and blue green roofs.

   Response dated 22/09 is noted. As per vi.4.a, this advice remains as these features would not contravene or compromise the overarching OPP drainage strategy.

e. *Hard landscape palette for surfacing, fencing, walls, street furniture, lighting columns/ lanterns;*

1. Timber equipment is recommended to have steel footings to prolong longevity and avoid rotting. Please address accordingly.

   Response dated 22/09 is noted. No amendments made, however this is a standard recommendation in the district and the request remains.

2. Primary and Secondary Road lighting colour temperatures should be 2700K or warmer within ecologically sensitive areas, noting that WSCC standards state that these temperatures can be adopted and are advisable in special circumstances. Please amend.

   Response dated 22/09 is noted. WSCC standards state that these temperatures can be adopted and are advisable in special circumstances, therefore this response is queried. Nonetheless, this detail can be secured at RM, where relevant. Closed.

3. Please specify a colour temperature of 2700K for the Kirium bollards in order to be sensitive to the high proportion of ecologically and landscape sensitive areas throughout the scheme.

   Amended, with thanks. Closed.

4. Limiting the times that lights are on is also requested, providing dark periods in order to limit disruptive effects on the photoperiodism of existing and proposed trees.

   Amended, with thanks. Closed.

5. Under 'Brickwork' (pg.128), please amend to include the use of feature bricks and patterns as an accent material within boundary brick walls abutting the public realm, in order to enhance visual amenity.

   Response dated 22/09 is noted. While this remains recommended as a principle, this detail can be secured at RM. Closed.

f. *A Play Strategy detailing the location of different types of play area, appropriate buffer zones to each play area, target age group for each play area, illustrative play equipment for each equipped area and design themes for each play area.*

1. More emphasis on inclusivity and accessibility is recommended to be made within the Play Strategy (pg47-48). As per point vi.2.a, it is requested that the design hierarchy within HDC's Inclusive Spaces Guide is followed.

   Amendment reflects that HDC's Inclusive Spaces Guide is to be considered where relevant, as opposed to followed. Nonetheless, this is welcomed. Closed.

2. Buffer zones have not been indicated, however these can be provided during detailed proposals.

3. Target age groups have not been detailed, however this is acceptable at this stage.

g. *The timing of provision of strategic open spaces.*

1. No timing details provided, however no concerns raised on landscape grounds.

RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	16/06/2026 08/10/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	17/06/2026 08/10/2026