



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Parcel at 520241 133665 Wimland Road Faygate West Sussex
DESCRIPTION:	Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the construction of a primary road through Sub Phase 2C, footpaths and cycleways, foul and surface water drainage including SuDS basins, landscaping, and associated infrastructure.
REFERENCE:	DC/26/0731
RE-CONSULTATION:	1 st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	More Information / Modification Modification / Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

Some amendments have been made, with thanks. However, concerns remain, including the absence of compensation planting for the landscape corridors and unsuitable specimens selected for the tree lined primary road. If further amendments are resisted at this stage, they should be secured via condition in order to ensure a high-quality development.

1st set of comments

Please see below detailed recommendations and requests for further information in relation to the proposed landscape works.

MAIN COMMENTS:

SuDS/ Trees

1. Review the location of the proposed northern attenuation basin in line with the indicative layout and principles set within the Phase 2 Design and Landscape Strategy submitted under DISC/26/0145. The basin is shown encroaching into the RPA's of the existing tree belts to the west and south of the basin.
[Response dated 26/08/2026 is noted. Closed.](#)
2. In addition, a proposed self-biding gravel path and mown path are also indicated within the RPA's. Please provide construction details for the self-biding gravel path. The specification must include a no dig construction methodology, in accordance with best practice.

Construction details provided, with thanks. Closed.

3. Please provide a plan identifying existing and proposed levels, including the attenuation basins alongside the location of all RPA's, to demonstrate that the proposed earthworks can be accommodated without significant changes to the surrounding landscape or negatively affecting the retained trees and their rooting environment.

Response dated 26/08/2026 is noted. Closed.

4. Reconsider the percentage of proposed *Iris pseudacorus* within the aquatic proposed planting mix. This species is known to be vigorous and suppressing the establishment of other species.

Amended, with thanks. Closed.

Landscape proposals

Highway - Tree species proposed

5. Review the use of *Sorbus aucuparia* as an avenue tree in the main/primary route. While attractive, it is of a modest scale more suited to a minor residential street. Please revise the planting proposals to include larger growing tree species, more suited to establish a strong avenue character and a stronger landscape structure in this prominent location. We recommend species listed within the Primary Street Tree palette in the Design & Landscape Strategy under DISC/26/0145, such as *Aesculus hippocastanum* or *Tilia cordata*.

Response dated 26/08/2026 is noted. The notion of smaller and reduced planting providing a clearer separation is not concurred with. For a primary access road, the use of species, as suggested above, that are larger at maturity remain recommended. Please amend.

6. In addition, avenue tree species must be proposed as a minimum size of 20-25cm girth

Response dated 26/08/2026 is noted. As above, this remains recommended.

7. Consider softening the appearance of substations by introducing planting

Response dated 26/08/2026 notes that additional landscaping to screen substations will be explored in future RM applications, with thanks. Closed.

8. Add bulb planting within the verges to add interest.

Amended, with thanks. Closed.

9. Clarify what replacement planting is being proposed in those areas where the existing landscape corridors are being removed to facilitate the construction of the road, as highlighted crudely in yellow (planting plan sheet 3 of 7 and 6 of 7)



Response dated 26/08/2026 is noted. The suggestion that the landscape proposals are of an appropriate level of compensatory planting is respectfully disagreed with, particularly given the maturity of the removed landscape corridors in contrast with the juvenile specimens provided, as per points 5 and 6. It has not yet been justified why suitable compensatory planting cannot be carried out within these areas in addition the landscape proposals elsewhere in the scheme. Please amend.

Hardscape

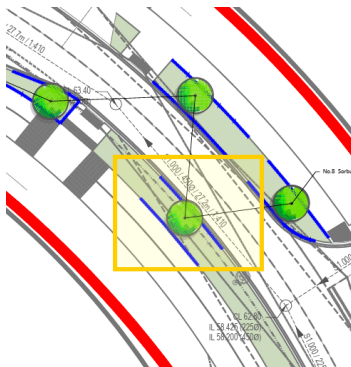
10. Please consider the provision of some benches with armrests to promote inclusive access for those less able users.

Response dated 26/08/2026 is noted, however proposals must demonstrate compliance with HDC's *Open Space, Sports & Recreation Review 2021* (OSSR); please refer to point 149. In any case, the need for inclusive and accessible design is deemed greater than consistency with the wider Mowbray development, particularly as there is scope for this to be applied across Phase 2 and future phases. The manufacturer is noted to provide a range of timber benches with armrests, backrests and steel footings. Please amend, however this can be secured via condition, if preferred.

Underground services

11. It is unclear if the proposed trees in some locations have enough clearance from proposed underground services. Some of these lines appear to be visibility splays, others I'm unclear if a proposed underground service is currently clashing with the landscape strategy. Of particular concern will be the street lighting. Please confirm or coordinate and adjust plans, some examples below (but not limited to, please review the full scheme):

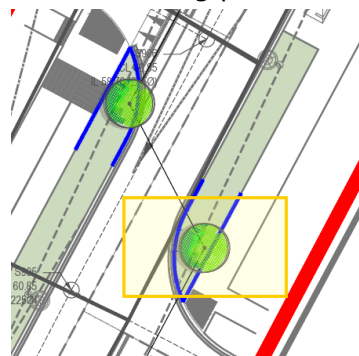
- Planting plan 2 of 7



- Planting plan 4 of 7



- Planting plan 5 of 7



Response dated 26/08/2026 is noted. Closed.

Landscape Spec & LEMP

12. 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. 1.7 of the LEMP, stating that "*biocides should only be used as a last resort, unless eradicating species as listed under Schedule 9 of the Wildlife and Countryside Act 1981*" is therefore welcomed. However, herbicides remain proposed within the rest of the documentation. Please make the following amendments:
- Remove herbicides from the following sections of the LEMP: 6.4.j; 7.7.e; Landscape Maintenance Schedule (LMS) 9.1; LMS 9.2; LMP 24.5; and LMP 24.6.
 - Remove herbicides from the following sections of the Landscape Specification: 168; 210; 212; and 421.
 - Amend the following sections of the Landscape Specification to clarify Schedule 9 species: 300; and 305.
 - Specify alternative methods for weeding. Please refer to pan-uk.org for guidance and [resources](#).

Response dated 26/08/2026 is noted. While HDC's Greenspace Strategy 2024-29 does not form part of HDC's development plan, the Council's objectives remain. The recommendations made above remain as advice, particularly given the proximity of sensitive landscape features such as the Chennells Brook watercourse and priority woodland. Reconsideration is strongly recommended.

13. Please amend the LEMP to clarify that any stakes, ties and guards should be removed upon successful establishment or after 4 years of planting, whichever is sooner. This is in order to ensure that paraphernalia is not left in situ, compromising the long-term health of trees and impeding their establishment.

The response dated 26/08/2026 makes reference to an enclosed, amended LEMP. This, however, has not been provided. Nonetheless, closed.

14. Please amend the LEMP to include details of the parties/organisation who will manage and maintain the site, as well as a plan delineating the areas that they will be responsible for.

Response dated 26/08/2026 is noted. Responsibilities are noted, however the plan remains required unless all areas within the red line boundary are to be managed by the Management Company. Please clarify or amend, however this may be secured via condition if preferred.

ANY RECOMMENDED CONDITIONS:

N/A

If you're minded to recommend the application for approval without the concerns addressed above the following details must be secured by condition:

Hard and Soft Landscape Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Planting and seeding plans for the areas of existing landscape corridors being removed to facilitate road construction [DC/26/0731, HDC Landscape Response V02 point 9, 22/09/26], and the tree lined primary road [DC/26/0731, HDC Landscape Response V02 point 5, 22/09/26] including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Details of minor artefacts and structures – such as benches to include armrests and backrests – including location, size, colour and specification
- Landscape and Ecological Management Plan to include a plan delineating areas of responsibility

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	22/09/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	15/07/2026 22/09/2026