



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Little Potters Potters Green Station Road Cowfold
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3,4,5,6,7,8,9,11,12,13,14,15,16 to approved application DC/24/0982
REFERENCE:	DISC/26/0037
RE-CONSULT:	1 st comments in black 2 nd comments in blue 3 rd comments in green
RECOMMENDATION:	Condition 3: No comment Condition 4: No comment Condition 5: Modification No Objection Condition 6: No comment Condition 7: No Objection Condition 8: Modification Condition 9: No comment Condition 11: No comment Condition 12: Modification Advice / No Objection Condition 13: No comment Condition 14: Modification No Objection Condition 15: Modification Advice / No Objection Condition 16: No comment
SUMMARY OF COMMENTS & RECOMMENDATION: 3rd set of comments The majority of concerns have been addressed, with thanks. The information provided is thus satisfactory in order to discharge Conditions 5 and 14, however modification is requested for Condition 8 in regard to root barriers. Advice is given regarding Conditions 12 and 15.	

2nd set of comments

We remain unable to recommend the discharge of conditions 5, 8, 12, 14 and 15. Please see details below.

1st set of comments

We do not wish to comment on conditions 3, 4, 6, 9, 11, 13.

We are satisfied with details provided for conditions 7 from a landscape perspective.

We cannot recommend the discharge of conditions 5, 8, 12, 14 and 15. Please see below for details.

MAIN COMMENTS:

Condition 5: Service Water Drainage (*inc detailed design for a suitably landscaped attenuation basin*).

1. As previously advised under DC/24/0982, *a standard approach of precast concrete and galvanised handrail for inlets/outlets will not be considered appropriate for this location and we seek alternative solutions are proposed*. We recommend that the precast concrete headwalls are replaced with natural stone (such as Horsham stone) to offer a softer, less engineered treatment in what will be a prominent location within the open space.
Response dated 26/05 is noted. The suggestion that stone cannot be adopted is queried. Clarification is also requested regarding the suggestion to enhance the landscaping immediately around the headwalls. Additional planting to that already proposed would be welcomed and is requested under point 2, however given the 300mm soil depth as a result of the proposed pond liner, the longevity and successful establishment of the native shrub mix cannot be guaranteed to soften precast concrete in the long term. An alternative headwall treatment thus remains recommended as priority.
Soil depth unchanged, however additional planting is welcomed. It is noted in addition that the headwalls will be clad in brick, with thanks. Closed.
2. In addition, the depth of the basin is quite significant (2.4m deep) and although 1:3 and 1:5 slopes are proposed, additional planting to soften its appearance and act as natural deterrent is recommended. We note the previous request to the *use of a range of vegetation types such as wildflowers and other nectar rich plants, trees and shrubs, grasses of various heights, drought tolerant species as well as marginal aquatics and wet grassland*, which remains limited to planting surrounding the headwalls.
Response dated 26/05 is noted, however no updated plans provided. Please amend.
Frangula alnus and Salix caprea have been added. This does not fully satisfy the description above, however closed.
3. Reconsider the use of Carex acutiformis due to its vigorous nature and a tendency to overtake.
As above, no updated plans provided. Please amend.
Amended to Carex panicea, with thanks. Closed.
4. For similar reasons please consider a cultivar for Molinia caerulea instead of the common variety to reduce the risk of spreading.
As above, no updated plans provided. Please amend.
Amended to Molinia caerulea subsp. arundinacea 'Transparent', with thanks. Closed.

Condition 8: Services (*shall show accordance with the landscaping proposals and Arboricultural Method Statement*)

5. Review proposed locations of lighting columns as indicated in orange below. In addition, clashes with proposed surface water and sewer runs, indicated in blue must be reviewed and adjusted to avoid the trees. Please note that the planting of trees within the street scene is limited within the scheme therefore loss of approved trees is not supported.



Response dated 26/05 is noted. Drainage is to be repositioned to avoid trees between plots 6-7 and 8-9, however no updated plans have been provided and further areas of conflict have been identified (two trees in front of plots 19 and 20). Lighting is noted to remain as proposed, however trees should be repositioned in plan to review and secure their locations; a further instance of potential conflict has been identified in front of plot 35.

Slight adjustment of underground services and/or inclusion of root barriers is also recommended between parking spaces 11 and 20, and 22 and 23.

Given that conflicts remain, a coordinated plan is strongly recommended to ensure the landscape strategy can be delivered.

- a) Drainage has been adjusted to avoided conflict with the proposed trees highlighted above in blue, with thanks. Closed.
- b) Refer to orange highlight to the north – tree relocated, with thanks. However, no root barriers are proposed for this location. Please amend.
- c) Refer to orange highlight to the south – the lighting column has been readjusted within the coordinated services plan, however it remains unchanged within the updated drainage plan; amending for consistency would be preferred, however it is not a requirement on this occasion. Nonetheless, no root barriers have been proposed in this location. Please amend.

Condition 12: Hard Surfacing (*including for open space footways*)

6. Grass sward is not suitable for the allotment paths – as per the requirements of the Horsham District Council Open Space, Sports & Recreation Review (OSSR), the provision of 1.2m wide hard surface path is required.

Response dated 26/05 is noted. Grass sward paths are described as being 'maintained', however specific maintenance measures are not detailed within the LMMP. Hard surface paths remain advised; further information is required in any case to ensure the paths are all-weather and accessible to those with disabilities.

Tarmac is now detailed for 2 out of the 9 plots provided. We continue to recommend that the requirements of the OSSR are met, however the decision is deferred to the case officer.

7. Gravel is noted as the proposed surfacing material for the paths within the open space but no details of this has been provided, please submit specification.

Response dated 26/05 is noted, however no updated plans provided. Please amend.

Open space paths are detailed as amenity grass. Closed.

8. Grasscrete is indicated within the key of the Existing and proposed levels plan, however I could not find the location where this is to be used, please clarify.

As above, no updated plans provided. Please amend.

Amended, with thanks. Closed.

Condition 14: Boundary walls and/or fences

9. 1.5m cleft Rail fencing is proposed for the allotments, however this does not meet the OSSR standard which requires a 1.5m secure perimeter such as the powder coated mesh fencing requested by the parks team in the original application.

Response dated 26/05 is noted, however no updated plans provided. Please amend.

1.5m powder coated mesh fence is noted within the external works plan and landscape plans, with thanks. Closed.

10. Change proposed cbf to brick wall in the locations noted below as these boundaries face the main access route.



Response dated 26/05 is noted. Brick wall is continued to be recommended in order to achieve a high quality design. This is a standard request across the sites in the District.

Amended, with thanks. Closed.

11. In addition, provide details of the proposed brick wall bonding pattern, noting that some interest is expected within the bonding (such as English or Flemish garden wall bond) and coping or capping detail.

Response dated 26/05 is noted, however details remain expected over and above 'simple stretcher bond'.

Tile ceasing and header to top is noted within the external works plan, with thanks. Closed.

12. Clarify the proposed boundary treatment for the pump station kiosk. Is it 1.8m close board fence? If so please add native hedge planting to soften.

Response dated 26/05 is noted, however no updated plans provided. Please amend.

Brick wall is noted within the external works plan. Closed.

Condition 15: *No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including:
long term design objectives,*

13. No concerns

management responsibilities,

14. No concerns

a description of landscape components and specifications,

15. Retained, enhanced and created habitats have been listed, however the LMMP is focused primarily on ecology and does not include all landscape components for communal areas including ornamental hedgerows, shrubs, ornamental grasses, perennials, groundcover, play area (nothing details of play area are yet to be agreed) and hard landscape, please amend.

Response dated 26/05 is noted, however no updated plans provided. Please amend.

Amended, with thanks. Closed.

management prescriptions,

16. Add to the monitoring methods table under allotment habitat type, the inspection of height of new native hedgerow

As above, no updated plans provided. Please amend.

Amended, with thanks. Closed.

timetable for implementation,

17. Not provided

As above, no updated plans provided. Please amend.

Amended, with thanks. Closed.

maintenance schedules and

18. please note as per Parks and Countryside colleagues consultation request under the original application, that the vast majority of the open space (to the south), indicated as open space typology Parks & Gardens and Amenity Open Space (with the exception of the attenuation basin) under plan SK28 (open space areas) should consist of good quality mown grassland that is hard wearing and reasonably level, without ruts or holes. This is required so that it meets the OSSR standards, please review and make sure the area is clearly identified in an accompanying plan.

Response dated 26/05 is noted. While BNG constraints are understood, there remain no areas on site that fulfil the Amenity Greenspace requirement of the OSSR. This open space provision is therefore unaddressed.

Not addressed, however the decision is deferred to the case officer.

In addition, while grass pathways are noted as being mown monthly under Tables 6 and 9, this is not clearly detailed within the Management Prescriptions and Timings (Table 12). We recommend this is amended, however not a requirement on this occasion.

19. Native hedgerow cannot be maintained at 2m height across the site. This differentiation for the various locations including street boundaries (1.5-1.8m max) and allotment (1.2-1.5m) must be indicated within the management table and an accompanying plan, please provide.

No updated plans provided. Please amend.

Amended, with thanks. Closed.

20. Please include that any stakes, ties and guards must be removed upon successful establishment or after 4 years of planting, whichever is sooner. This is to ensure that the establishment and long-term health of trees is not impeded.

No updated plans provided. Please amend.

Amended, with thanks. Closed.

21. Also add that a 150mm collar should be left between the tree trunk and mulch to avoid rot.

No updated plans provided. Please amend.

Amended, with thanks. Closed.

22. Add maintenance regime for the proposed planting within the SuDS

No updated plans provided. Please amend.

Amended, with thanks. Closed.

23. Add maintenance regime for all hardstanding components

No updated plans provided. Please amend.

Amended, however a regular time, such as 'monthly', 'quarterly' or 'annually', is recommended for some components, as opposed to 'as required'.

In addition, no maintenance regime has been added for benches; this is advised.

accompanying plan delineating areas of responsibility for all communal landscape areas

24. Not provided, please submit

No updated plans provided. Please amend.

Amended, with thanks. Closed.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	16/07/2026 25/09/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	11/03/2026 17/07/2026 28/09/2026