

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The North of High Bar Lane Thakeham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3 (demolition and construction details), 5 (updated Arboricultural Method Statement), 6 (updated Tree Protection Plan), 7 (underground services), 8 (means of foul water disposal), 9 (contamination), 10 (CEMP: Biodiversity), 11 (surface water drainage), 12 (materials and finishes) and 16 (maintenance and management of drainage scheme) to approved application DC/26/0209 (Variation of Condition 1 and Removal of Conditions of previously approved application DC/23/2152 (28 dwellings and associated engineering operations and works) relating to water neutrality, and to allow use of HEMSPAN as a construction method; and replace flats with terraced houses and other amendments as part of an amended housing (market and affordable) mix).
REFERENCE:	DISC/26/0222
RECOMMENDATION:	Condition 3 – More information Condition 5 - No objection Condition 6 - More information / Modification Condition 7 – No objection Condition 8 - No objection / Advice Condition 9 – No comments Condition 10 – No comments Condition 11 - No objection / Advice Condition 12 – More information / Modification Condition 16 - No objection
SUMMARY OF COMMENTS & RECOMMENDATION: No comments provided for Conditions 9 and 10 as details are not pertinent to landscape. We are satisfied with the information provided in order to discharge Conditions 5, 7, 8, 11 and 16 on landscape grounds. More information and modification is requested in order to recommend the discharge of Conditions 3, 6 and 12. Please see details below.	

MAIN COMMENTS:

Condition 3

The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority.

1. The Site Office is noted to be located to the right of the site entrance; please detail its location in plan to ensure it corresponds with the proposed Tree Protection Fencing and avoids being located within the root protection areas (RPAs) of T20 and T21.

Condition 5

No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an updated Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

2. No concerns from a landscape point of view.

Condition 6

No development shall commence until an updated Tree Protection Plan aligned with the updated Arboricultural Method Statement and plan detailing all trees and planting to be retained on the site has been submitted to and approved, in writing, by the Local Planning Authority. The revised Tree Protection Plan should include the retention of all trees on the site shown for retention on drawing number [1721-KC-XXYTREETPP01 Rev E TREE PROTECTION PLAN], as well as those off-site whose root protection areas ingress into the site and informed by tree works requested by West Sussex County Council in its capacity as highway authority. Development shall be carried out in accordance with the approved details and no trees or hedges shown to be retained 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.

3. This should be discharged to the satisfaction of HDC's Arboriculturalist, however in order to safeguard the longevity of the mature trees which are a key feature of the receiving landscape, the coordination of these details are checked against proposals from a landscape point of view. Therefore, RPAs are requested to be included within the tree protection plan, in addition to the canopy extent.
4. For example, the location of the Pump House may need to be adjusted slightly north in order to avoid encroachment within the RPA of T15.

Condition 8

No development shall commence until a drainage strategy detailing the proposed means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

5. No concerns are raised on landscape grounds. Please note, however, that in areas where proposed tree planting is in proximity to underground services and hardscape, the inclusion of tree root barriers to mitigate the risk of root intrusion, as well as to root cells to increase the volume of rooting medium, is expected. Details should be provided under Condition 17.

Condition 11

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, and Flood Risk & Water Neutrality Assessment by Price & Myers, 24th January 2024, revision 5 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local

Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

6. No concerns are raised on landscape grounds. See above in relation to proposed trees in proximity to underground services and hardscape.

Condition 12

No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

7. Green roof was previously proposed within point 4.7.3 of the Design and Access Statement under DC/23/2152; please clarify where this is located and provide specification.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	14/08/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	27/08/2026