



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of East Street Rusper West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3,4,5,8,9,10,11 and 12 to approved application DC/25/0523
REFERENCE:	DISC/26/0080
RE-CONSULT:	1 st set of comments in black 2 nd set of comments in blue 3 rd set of comments in green
RECOMMENDATION:	Condition 5: More Information / Modification No Objection Conditions 8, 9, 10, 11: No comments Condition 12: More Information No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd 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 5.

Please note that the updated drainage strategy results in development beyond the proposed tree protection fencing. We recommended that advice is sought from HDC Arboriculture.

2nd set of comments

Minor modification is requested in order to recommend the discharge of Condition 5. See details below.

No concerns are raised with Condition 12 from a landscape point of view.

1st set of comments

No comments provided for Conditions 8, 9, 10 and 11, as details are not pertinent to landscape.

We are satisfied with the information provided in order to discharge Conditions 3 and 4, however please note we expect to see further information submitted under Condition 7, including cross sections of the gabion wall and SuDS basin.

More information is requested in order to recommend the discharge of Condition 12, as the air source heat pumps are not clearly indicated within proposals.

Modification is requested in order to recommend the discharge of Condition 5. See details below.

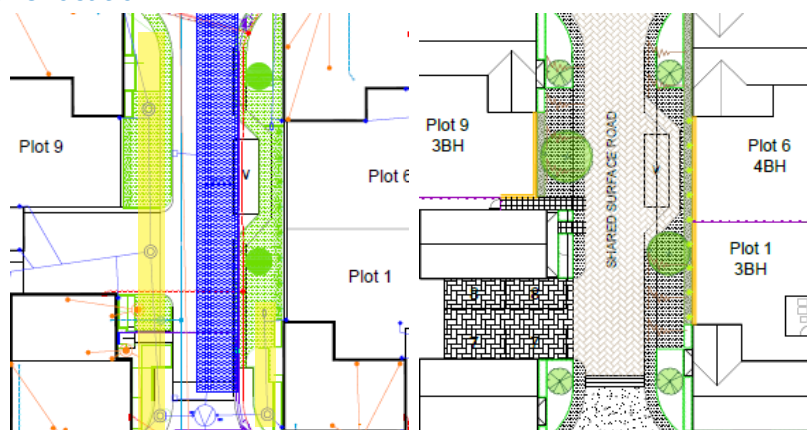
MAIN COMMENTS:

Condition 5

1. The combined services drawing has not been coordinated with the landscape proposals and thus we note areas of conflict with proposed trees. These plans must be coordinated and altered to ensure both strategies can be delivered, avoiding trees located within easement zones. Please note that the proposed trees are key to the general amenity of the development and serve as landscape mitigation to retain the wooded character of the area.

The combined services drawing has now been coordinated with landscape proposals, with thanks. While areas of conflict are now resolved, 11no. trees are absent from the scheme. Slight variation in proposed locations is acceptable, however the full number of proposed trees approved under DC/25/0523 is expected to be delivered. Detailed information is not expected at this stage, however given the site constraints and proximity to underground services, details of root barriers and root cells are expected to be provided under Condition 7 to ensure successful establishment and long-term retention.

One area of potential conflict is however noted in the location below. Please adjust the drainage runs (highlighted in yellow) to ensure the previously proposed trees can still be delivered in this location.



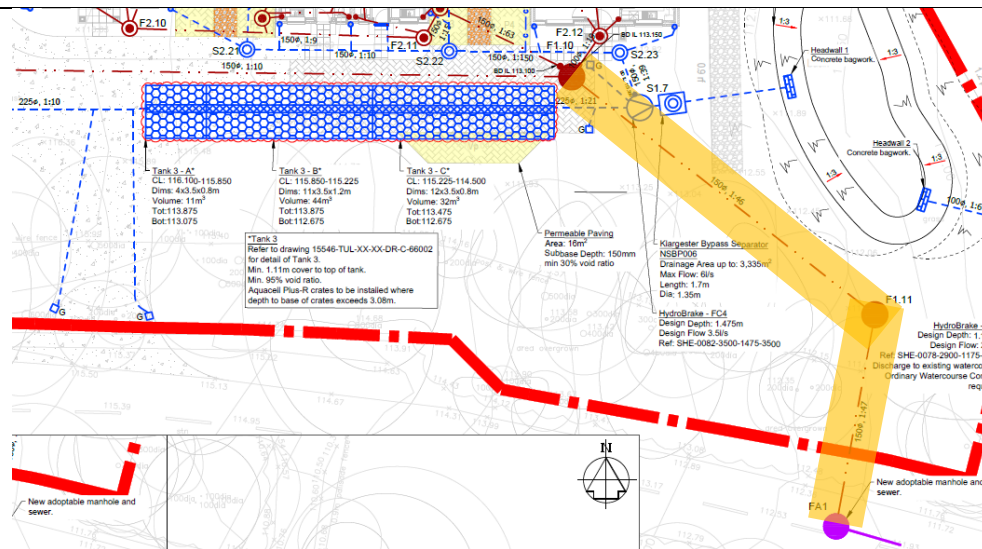
[left: DISC/26/0080 Combined Services, right: DC/25/0523 Landscape Masterplan]

11no. trees have been reinstated, with thanks. One instance of a root barrier is noted, however further provision in addition to root cells, as above, will be expected under Condition 7. Closed.

2. We note discrepancy between the combined services drawing and the drainage strategy approved under DC/25/0523. Clarification is requested.
Discrepancy remains, highlighting the significant reduction in permeable paving in particular. Nonetheless, no further concerns remain from a landscape point of view, subject to the successful delivery of the approved landscape strategy under DC/25/0523. Closed.
3. As above, a constructed manhole is now proposed within the RPA of a mature oak, T55. This must be re-located outside the Tree Protection Fencing.

Minor adjustment made, with thanks. Further adjustment is recommended, if possible or practicable to do so.

Amended, with thanks. However, it is noted that the updated drainage strategy results in development beyond the proposed tree protection fencing (see highlighted foul run in yellow, below).



4. Upon further inspection, it is noted that the substation has been removed from proposals. Clarification is requested.

Not addressed, however it is assumed that the substation is no longer required. Closed.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	01/04/2026 31/07/2026 06/10/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	03/08/2026 06/10/2026