



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Oakfield Coolham Road Coolham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 4 to approved application DC/23/1011
REFERENCE:	DISC/26/0091
RECOMMENDATION:	Modification
SUMMARY OF COMMENTS & RECOMMENDATION: Modification is requested in order to recommend the discharge of Condition 4. Please see details below.	
MAIN COMMENTS: <u>Condition 4</u> <i>The access hereby permitted shall not be used until full details of replacement soft landscaping has been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures to outline replacement trees and hedgerows, including schedules specifying species, planting size, densities and plant numbers and tree pit details.</i> 1. We echo comments made by HDC's Arboricultural Officer and request the following amendments to the scheme: a. Proposed trees to be Pedunculate oak and/or Carpinus betulus in order to reflect the local landscape character and tolerate the clay conditions. b. Proposed ornamental planting to be replaced with species-rich native hedgerow, as per the condition requirement. Species to include 50% Crataegus monogyna and 50% of minimum 4no. other species found in the local landscape and existing hedgerow, which can include Prunus spinosa, Corylus avellana, Acer campestre, Euonymus europaeus and Frangula alnus. c. We recommend 5no. 60-90cm 1+1 whips per linear meter, offset by approximately 30cm 2. Tree pit details have not yet been provided. Please amend. 3. Please clarify if the full length of the access between the B2139 and the field gate is represented in plan.	
RECOMMENDED CONDITIONS: N/A	

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	19/05/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	19/05/2026