HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Ransoms Station Road Pulborough West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 14 and 21 to approved application DC/22/1059
REFERENCE:	DISC/25/0228
RECOMMENDATION:	More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Further information is required to be able to recommend the discharge of condition 14.
We do not wish to comment on Condition 21.

MAIN COMMENTS:

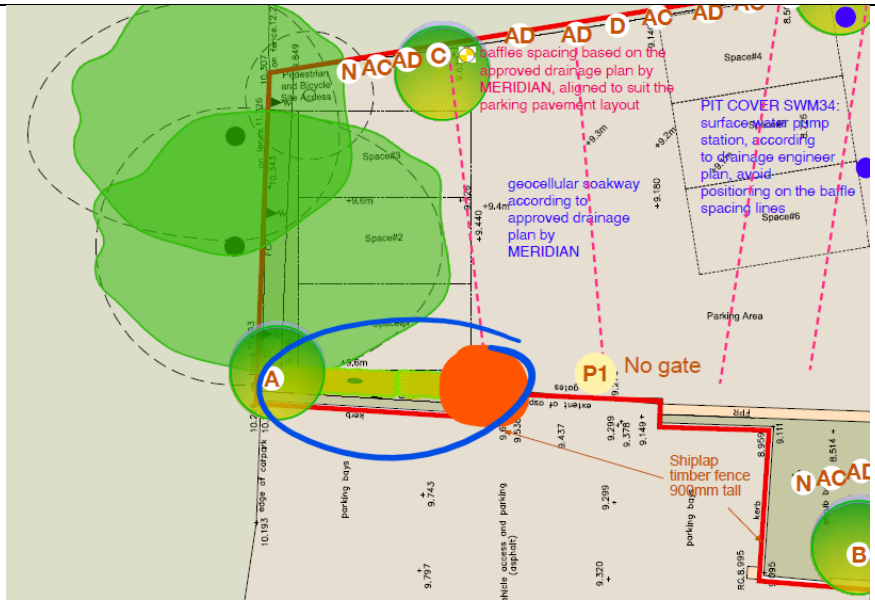
Condition 14

No part of the development hereby permitted shall be first occupied until 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:

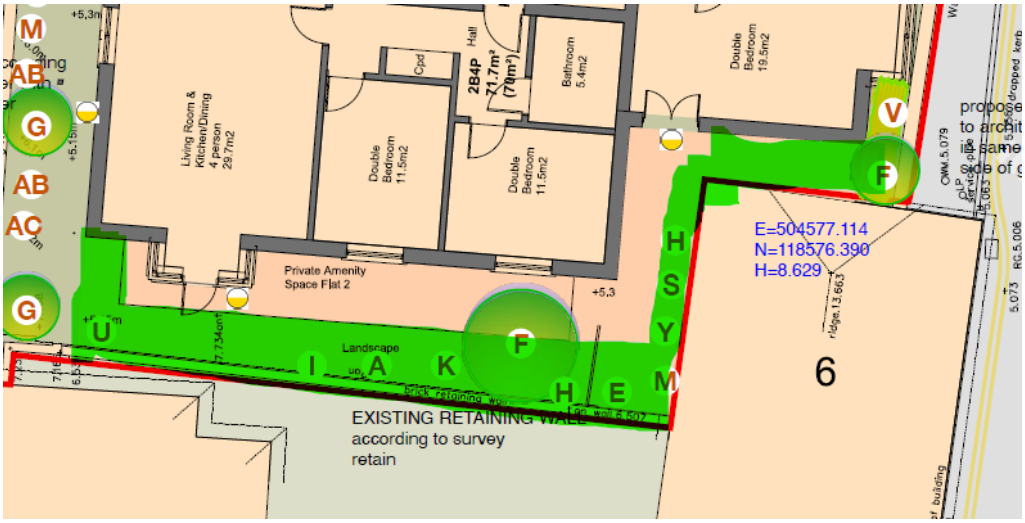
a) *Details of all existing trees and planting to be retained*

b) *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details, with a preference for naturalised / native species*

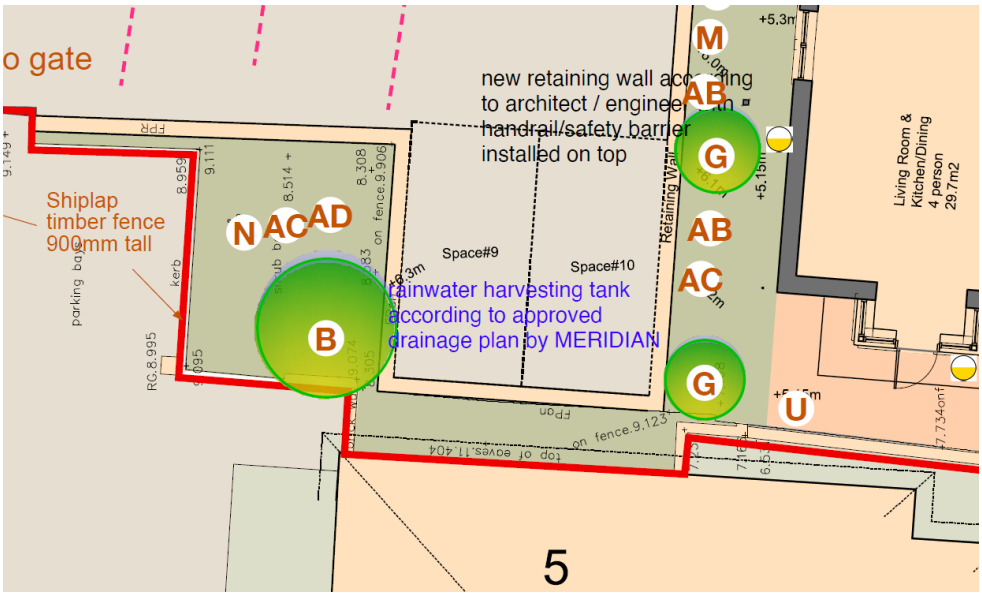
1. Please move tree A to the location highlighted in orange, in order to prevent competition with the existing trees. Also clarify what is the shrub planting proposed along space#1 and circled in blue below. And identify planting bed width within the proposed planting along the northern boundary.



2. Please clarify/review the area marked below in green as it appears the hatch is not correct and likely to be a planting bed to allow for the planting of the various proposed shrubs, herbaceous and trees?



3. While the proposed species selection seems suitable in principle, their location and mature size needs to be shown within the plans to ascertain that these can be delivered and successfully establish.
4. Add turf or grass seed specification details to planting schedule
5. Suggest the Betula albosinensis 'Fascination' proposed at the entrance of the site is replaced with an Amelanchier arborea 'Robin Hill' or Carpinus Betula 'Frans Fontaine' for its columnar-shaped crow although it can still be multi-stem if preferred and it can be demonstrated that there is sufficient space to achieve this.
6. Clarify what is the species proposed for the 'screen planting' shown in close proximity to the bike store.
7. Clarify planting for the landscape area shown below and clarify how this space is to be accessed for maintenance if grassed as showing within the key. Perhaps consider extending the use of groundcovers to reduce maintenance.



Tree pit detail and Soft Landscape Specification Notes

8. Please leave a 120mm collar free of mulch to prevent the stem/trunk from rotting. Concur that 75mm depth of mulch should be applied as referenced within the specification notes. Please amend tree pit detail to reflect.
9. Preparation of the receiving area and spreading topsoil should adhere to BS 3882:2015 and BS8545:2014. Please amend to reflect that the depth of topsoil spread should not exceed 300mm, with loosened subsoil providing the remainder of the minimum rooting depth.
10. We recommend that tree pits are no deeper than the root system and at least one and a half times as wide.
11. Backfill should replicate existing soil profile by using soil excavated from planting pits, only amended with imported soils if necessary. Please remove washed sand layer.

c) *Details of all hard surfacing materials and finishes*

6. Please clearly identify location of the proposed hard surface material. While the note states that parking spaces for example are to use priora charcoal block paving, the key and plan indicates porous tarmacadam.
7. Similar issue with 'car access' and pedestrian path.
8. Clarify proposed hard surfacing material around the building/private amenity space.

d) *Details of all existing and proposed boundary treatments showing relative ground levels to adjacent properties / gardens*

9. Please provide specification for proposed timber fence in between private gardens. Please note a high-quality fence is expected.
10. Clearly identify the extent of the proposed shiplap timber fence.
11. Clearly identify the various existing and proposed boundary treatments. It's not clear from the plan what's proposed or existing and the extent of each.

e) *Details of all external lighting*

12. Please provide specification details

f) *Ecological enhancement measures*

13. None proposed. Unclear if any measures have been agreed.

g) *Reference to the bin / cycle store to be included*

h) *Reference to underground service runs, water tanks and SuDS attenuation tanks to be included to allow for successful coordination between landscape and services*

14. Not provided. Drainage layout plan under DC/22/1059 doesn't appear coordinated with the landscape proposals. For instance, tree indicated as G appears to clash with a proposed pipe, see extract below



15. Location of tree root barriers where needed must be indicated in the plan.

RECOMMENDED CONDITIONS: N/A	
NAME:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	10/09/2025