HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Campsfield Linfield Close Southwater West Sussex
DESCRIPTION:	All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102
REFERENCE:	DC/26/1204
RECOMMENDATION:	Modification / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

Further consideration of the layout must be given to safeguard the retention of existing landscape features as well as secure the delivery of landscape proposals and mitigation measures approved under Outline permission.

In addition, insufficient information has been provided in regard to landscape proposals and open space provision, both of which should be secured prior to determination. Further, discrepancies are noted within plans, which must be resolved.

Please see details below. The following matters are highlighted for clarity:

Matters to be resolved prior to determination

- Points 1, 2, 8 regarding slight layout adjustment
- Points 3-7 regarding accurate reflection and justification for tree removal/RPA incursion
- Points 9, 10, 15 regarding accuracy and consistency between plans
- Point 11 regarding drainage infrastructure within Ancient Woodland (AW) and its buffer
- Points 12-14, 20 regarding OSSR requirements
- Points 16-19 regarding quantities/species/sizes/location detail for strategic soft landscape
- Points 21-22 regarding consistency with the Ecological Impact Assessment (EcIA) and Biodiversity Enhancement Strategy (BES)

Matters that remain necessary but may be secured through condition

- Points 23-27 regarding services, boundaries and soft and hard landscape

MAIN COMMENTS:

Layout & Existing Landscape Features

1. In order to comply with BS 5837:2012, development within RPAs should only be observed where unavoidable. As previously discussed under DC/25/0102, given the undeveloped nature of the site, we consider the layout can be adjusted to fully avoid RPAs of existing trees. Of

key concern is T44, the RPA of which was fully avoided under Outline. The link road should thus be pulled further south.

2. The Outline layout had wider landscape buffers to allow for a softer transition to the wooded edges of the site, in line with its rural character. The southernmost dwellings extend beyond the approved Parameter Plan and should be pulled further north. As above, the associated levels changes are also not reflected within the Tree Protection Plan (TPP), affecting category A trees as a result.
3. Please note that Sheet 2 of the Levels Strategy has not been submitted. Please provide and ensure that level changes within RPAs are accurately reflected.
4. Please detail all areas of RPA incursion within the TPP, including where earthworks are proposed.
5. The level of tree and vegetation clearance required to facilitate access to PRoW 2804 is not reflected in the TPP or any other plan, as highlighted previously under DC/25/0102. Please amend.
6. It is noted that 3no. 10m high cherry trees and various blackthorns are to be removed to provide construction access. This was not indicated within the CEMP approved under DC/25/0102. In the absence of adequate justification for removal, this vegetation should be retained.
7. If the removal can be justified, please amend the GA and Site Plan to demonstrate this, as well as provide replacement tree planting.
8. Proposals along the eastern boundary should be modified to reflect a wider buffer, as approved under Outline. The Landscape Concept proposes '*fruit bearing tree species to provide a food and foraging opportunities for residents and local wildlife'* to the west of the acoustic fence. This is requested in addition to pushing the acoustic fence further east, provided it remains outside of existing RPAs. Please note that the location of the acoustic fencing in the approved Parameter Plan was labelled as indicative.



[LEFT] Parameter Plan, [MIDDLE LEFT] Landscape Concept, [MIDDLE RIGHT] Site Plan, [RIGHT] GA

9. The headwall and swales noted within the drainage strategy are not fully represented in the General Arrangement (GA) plan and Levels plans. Please amend.
10. All plans should clearly identify the location of the AW buffer. Please amend.
11. Drainage infrastructure, including headwall, swale and erosion control matting are noted within the AW buffer and appear to extend into AW itself. AW is classified as an irreplaceable habitat and is of significant ecological and landscape value. Government standing advice identifies changes to drainage, damage to roots, damage or compacting of soil, and changes to woodland edge conditions as potential causes of loss or deterioration of AW. It also advises that sustainable drainage schemes should only be approved where they do not affect RPAs and any change to the water table does not negatively affect AW or ancient and veteran

trees. The applicant should therefore clarify the extent and nature of all drainage works within the AW and its buffer, including associated earthworks, and demonstrate that these would not result in loss or deterioration of the AW. Where this cannot be demonstrated, the drainage proposals should be amended to avoid the AW and its buffer. The detailed ecological and arboricultural acceptability of those works should be addressed by the relevant specialist consultee.

OSSR Requirements

Proposals must demonstrate compliance with the Horsham District Council's *Open Space, Sports & Recreation Review 2021* (OSSR). As such, a detailed land budget plan must be submitted to demonstrate how the scheme will deliver an open space strategy that aligns with the requirements of the OSSR and complies with HDPF policy 43. The plan must clearly identify the various typologies of open space and demonstrate that accessibility standards and distance buffers are achievable. Locations of strategic landscape buffers, AW and veteran buffers, and SuDS should be clearly demarcated. Additionally, it must include a table quantifying the area allocated to each typology and confirm how the scheme meets the overall open space requirements. Please refer to the OSSR for guidance on the design and minimum sizes of the various typologies.

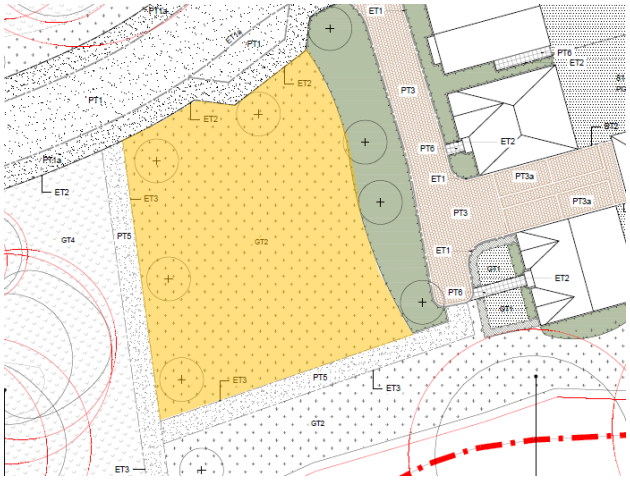
12. The land budget plan provided under Outline did not fully address the above requirements. Nevertheless, it must be updated to reflect the new layout and proposals addressing the quantities indicated below; please provide.
13. Factoring the size of units proposed, the typology requirements are as follows:
    a. Allotments: **311m²**
    b. Multi-functional Greenspace: **7577m²**, of which:
        i. Parks and Gardens: **2053m²**
        ii. Amenity Greenspace: **1001m²**
            1. This must be minimum size of 0.05 ha with a minimum dimension in length or breadth of 20m and suitable for informal recreation pursuits such as 'kickabout' football, picnicking, kite flying and dog walking.
            2. SuDS schemes will not be counted towards the quantity standard of amenity greenspace.
        iii. Natural and Semi-Natural Greenspace: **4194m²**
    c. Children and young people: **155m²**, of which:
        i. Children: **86m²**
        ii. Young people: **69m²**
14. Please amend the plans to clearly identify the location and quantity of each type of play equipment proposed within the Landscape Design Statement.

Soft Landscape Proposals

15. A greater provision of trees are indicated within the Site Plan compared to the GA. Please ensure consistency across plans and amend the GA to reflect.
16. A detailed planting schedule is expected to be provided at this stage as opposed to indicative. Tree sizes, species and quantities must be detailed in order to ensure proposals meet SNP18 Treed Landscape, deliver mitigation measures, are suitable and ensure high-quality design as required under Policies 33 and 43 of the HDPF.
17. As above, labels are required for trees and planting palettes within the GA.
18. Please note that street trees are expected to comprise species that are a large size at maturity. As such, Amelanchier x lamarckii is suitable elsewhere in the scheme, but is not appropriate for the primary tree lined street and should be replaced with larger growing species.
19. The following palettes are proposed within the Landscape Design Statement but do not feature in the indicative schedule; please add the following:
    a. Aquatic & Riparian (with Caltha palustris and Darmera peltata removed; as the former requires permanent water levels and the latter may outcompete native species).
    b. Swales & Pond Edge
    c. Pollinator & Sensory

d. Espalier & Fruiting Trees
e. Street Trees

20. As per point points 12-13, in order to provide amenity greenspace suitable for informal recreation pursuits, please reflect amenity grass in the area highlighted below:



21. 7.7.5.2 of the EcIA and 3.4.5.2 of the BES states that thorny species such as Crataegus monogyna will be planted up within the retained or planted mixed scrub on site and along the boundaries of the treelines at a minimum density of 1 per linear metre. This is not indicated in plan; please amend.
22. 7.7.6 of the ECIA and 3.4.6 of the BES state that scrub and tree planting will be carried out within the boundaries of the site, however this is not reflected in plan. Please amend; see below:

Figure 31. Proposed areas of Dormouse compensation planting (green = woodland enhancement, triangles = planted trellises).



<u>Additional Details - these may be secured by condition where they cannot be agreed prior to determination</u>

23. Specification for acoustic fencing is noted to be 'to acoustic engineer's recommendation'. Please provide.
24. Enhancements within the EcIA and BES should be indicated in plan; please update the Boundary Plans to reflect Hedgehog fence holes.
25. While it is acknowledged that the drainage strategy is preliminary, services routes should be consolidated where possible to minimise disturbance to soils where possible.
26. Given the changes required to the soft landscaping scheme, it is recommended to secure the LMMP details at condition rather than at this stage. In any case, the following is advised:
    a. As per section 8.2, 8.4 should be amended to reflect the second cut (PP5) in September, as opposed to May.
    b. Please specify ongoing application of mulch around tree steams, with a 120mm collar left free of the stem to prevent rotting.
    c. Please provide an appropriate watering regime to ensure successful establishment of proposed planting and include within Section 13 of the Annual Maintenance Programme.

d. Plant stock used in proximity to Ancient Woodland must be locally sourced from suppliers of accredited UK Sourced and Grown stock, in accordance with Woodland Trust guidance. Please provide supplier information details.

e. Please provide a plan clearly identifying the areas of landscape management and maintenance responsibility and the party responsible for each area.

f. The use of chemical fertilisers, pesticides and herbicides (including glyphosate) should be avoided, particularly in proximity to AW and other sensitive landscape features. The LMMS should be amended accordingly, with non-chemical methods of weed control specified except for Schedule 9 species; please refer to pan-uk.org for guidance and resources. Any treatment required for invasive species should be undertaken in accordance with appropriate ecological advice. In this regard, the following sections of the LMMS require review and amendment:

   i. 6.5 - GCO1: Selective Herbicide Treatment
   ii. 6.9.3 – Fertilising
   iii. 6.9.7 – Pre-Emergent Weedkiller
   iv. 6.9.10 – Maintenance
   v. 6.10.1 – Weedkiller
   vi. 7.1.3 – HLM2: Weeds
   vii. 7.2.4 – HL04: Spray and Scrape Weeds on Hard Surfaces
   viii. 9.8.1 – HBO6: Supply and Apply Pesticide
   ix. Appendix A – Annual Maintenance Programme

27. As above, please review and amend the following sections of the Landscape Specification to remove or revise references to the routine use of chemical fertilisers, pesticides and herbicides, and to specify appropriate non-chemical methods where practicable: 168.3; 221.1; 675.5.1; 210; 212.2; 340; 620.8.1; 112.4; 300; 330; 665; 670; 690.3; and 910.1. Please note that 305 should be amended to appropriately address the treatment of Schedule 9 species.

RECOMMENDED CONDITIONS:

If you're minded to recommend the application for approval without the concerns addressed above please get in touch as specific conditions will be required.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	29/10/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	29/10/2026