

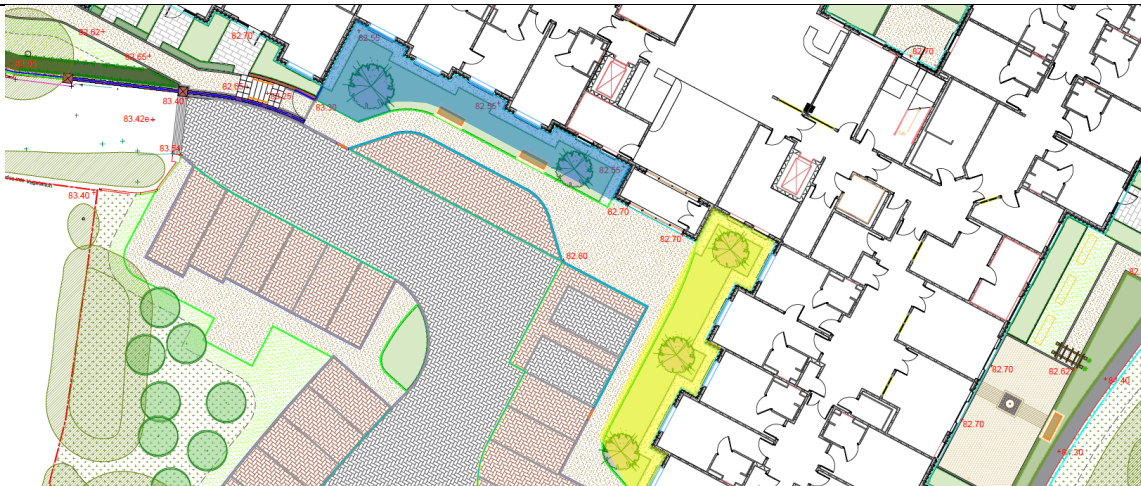


HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Kingsmead Nursing Home Crawley Road Horsham West Sussex
DESCRIPTION:	Approval of details reserved by condition 11 to approved application DC/24/1010
REFERENCE:	DISC/25/0276
RECOMMENDATION:	Modification / More information
SUMMARY OF COMMENTS & RECOMMENDATION: 2nd set of comments in blue. The letter from DEP Landscape Architecture n response to our comments is noted and appreciated. We are satisfied the condition can now be discharged. Modification/more information is requested in order to recommend the discharge of Condition 11. Please see details below.	
MAIN COMMENTS: <u>Condition 14</u> <i>Notwithstanding the details shown on drawing 12586-FPCR-XX-XX-DR-L-0001 Rev P03 -General Arrangement Plan, the development hereby approved shall not be occupied until full details of all hard and soft landscaping works, including boundary treatments, have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:</i> a) <i>Details of all existing trees and planting to be retained, showing accordance with the approved Arboricultural Impact Assessment/Method Statement / Tree Protection Plan, PJC/6593/24-01, by PJC Consultants Ltd, dated 18.06.2024</i> 1. No concerns raised. b) <i>Details of all proposed trees and planting, including schedules specifying species, planting size, girth and canopy spread, densities, plant numbers and tree pit details</i> 2. While there are no major conflicts between the landscape and drainage strategies, we note instances where trees are proposed in proximity of service runs. As such, the inclusion of tree root barriers is requested and location indicated in plan where relevant in order to ensure successful delivery and long-term retention. Closed with thanks 3. Information is requested in regard to the creation of wildflower meadow. Please include specific operations within planting notes in order to ensure its successful establishment. Closed	

4. Crocosmia is listed on Schedule 9 of the Wildlife and Countryside Act in England and Wales, and thus should not be included within proposals. Please remove and consider an alternative with extended seasonal interest. [Closed, thanks](#)
5. Please provide quantities to the plant schedule. [Closed](#)
6. Please add the 'bank planting mix' to the plant schedule. [Closed](#)
7. The areas highlighted in yellow [below] were approved as rain gardens under DISC/25/0290 and therefore should be amended to reflect this as well as quantities added to the plant schedule. We note that alterations to the layout have been made; if rain gardens are no longer desired for the approved locations, amendments to the drainage strategy will be required, and thus the advice of the Drainage specialist should be sought. [Explanation noted with thanks. Closed.](#)





8. The area highlighted in blue [above] was approved as a bioretention area under DISC/25/0290 and therefore should be amended to reflect this. Please note that the plants proposed in this area should be suited to bioretention and provide both amenity and ecological benefits. [Reintroduced, with thanks. Closed](#)

9. While the Landscape Management Plan will be secured via Condition 12, please note that we strongly recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed ecological features. Alternative methods for weeding should be considered such as hot foam or hot water systems, steel brushing in combination with acetic acid spraying, or electronic control systems. Please refer to pan-uk.org for guidance and [resources](#).

Please amend the following points accordingly to remove mention of herbicides and reflect alternative methods as above or hand weeding alone by careful digging or selective scything: 6.ii, 9.ii and 13 in the Planting Notes within the Softworks plan. [Closed](#)

10. Please amend Point 5 in the Planting Notes to reflect the following: [Closed with thanks](#)

- a. Tree pit size should be no deeper than the root system and at least one and a half times as wide in order to ensure that establishment is not hindered by planting too deep.
- b. No fertiliser should be used within backfill in order to encourage successful establishment.
- c. A 50-75mm layer of mulch should be applied to a 1m diameter around the stem/trunk. Leave a 120mm collar free of mulch to prevent the stem/trunk from rotting.

c) *Details of all hard surfacing materials and finishes, as well as fixed features such as benches, shelters, pergola structures and raised planters, sheds and greenhouses, and retaining walls*

11. Details welcomed, no concerns raised.

d) *Details of all boundary treatments - specifying the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation*

12. Hedge heights not specified, please address as necessary. [Closed](#)

RECOMMENDED CONDITIONS: N/A

NAME:

Elly Hazael

	Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	13/10/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	14/10/2025 01/12/2025