

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North Of The Rise Partridge Green West Sussex
DESCRIPTION:	Reserved matters approval for appearance, landscaping, layout and scale for 55 residential dwellings and associated infrastructure pursuant to outline planning permission ref DC/22/0301 for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access
REFERENCE:	DC/26/0835
RECOMMENDATION:	Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

No concerns are raised with changes to layout on landscape grounds. However, minor modification is requested in order to ensure the development is sensitive to its setting, is of high quality and assimilates naturally within the receiving landscape. These minor alterations include:

- Further tree planting
- Enhanced open space provision
- SuDS improvements

Please see details below.

MAIN COMMENTS:

Action Required

Soft Landscape

1. While it is welcomed that the majority of the access road is tree lined, given the rural character and context, it is requested that this extends to the site entrance as a landscape-led approach to the development. Feature trees that are large at maturity should be used for this tree-lined approach.

Open Space

2. The Community Facilities and Recreation plan approved under DC/22/0301 detailed 0.1Ha allocated to Children's Play and 0.1Ha allocated to Youth Play. While no concerns are raised with the indicative trim trail in principle, this appears to only support children's play provision. Further provision for youth/young people is thus expected elsewhere on site; this can include more challenging equipment and play opportunities, social seating and/or a small stage.
3. The Community Facilities and Recreation plan approved under DC/22/0301 detailed 0.16Ha allocated to Amenity Greenspace. As per the requirements of Horsham District Council's Open Space, Sports & Recreation Review 2021 (OSSR), this must be:
 - a. A minimum size of 0.05 ha with a minimum dimension in length or breadth of 20m.

- b. Suitable for informal recreation pursuits such as 'kickabout' football, picnicking, kite flying and dog walking.

As such, we recommend that not all open spaces are designated for meadow, and that there should be provision of an amenity grassland area managed with a regular mowing regime. The location can deviate from that previously indicated under DC/22/0301, provided that the above requirements are met.

4. Clarification is nonetheless requested as to the extent of open space to be managed as wildflower meadow, as opposed to species rich grassland. For example, the Planning Statement refers to wildflower meadows throughout, the BNG metric refers to the use of wildflower seed mixture, and meadow is illustrated within section drawings, however the BNG assessment states that none of the greenspace is to be managed as wildflower meadow. Please specify areas to be managed as Amenity Greenspace and areas to be managed as wildflower meadow in plan.
5. Please note that wildflower meadow remains desirable for landscape, amenity and ecological benefits, and is recommended to be provided on site, particularly along the site boundaries as a softer transition into the existing landscape features.

SuDS & Drainage

6. There is an overreliance on attenuation basins and engineered systems, as opposed to landscape led SuDS solutions, therefore the 4 pillars of amenity, water quality, water quantity and biodiversity are not met. We recommend addressing accordingly, incorporating features such as rain gardens, swales and blue green roofs on ancillary structures such as bin and cycle stores. These may minimise the size of attenuation basins while also providing opportunity for better integration within the landscape and positively contributing to amenity space.
7. As per the OSSR, attenuation basins must not look like steep sided engineered structures; they must blend aesthetically into the surroundings and be planted and combined with variations in vegetation structure to ensure habitat diversity and landscape effect. The following is therefore requested:
 - a. Provision of nectar rich plants, various grasses, shrubs and variations in vegetation structure within and around the attenuation basins.
 - b. Safety fencing is not desirable in this location, so gradients must be gentle. More detailed levels information indicating proposed gradients is thus requested over and above the indicative basin sections within the Drainage Statement.
8. 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, except for Schedule 9 species; please refer to pan-uk.org for guidance and [resources](#). Table 5.1 of the Drainage Maintenance document should be amended accordingly to remove mention of herbicides and reflect alternative methods as above or by hand weeding alone.

Details to be secured via condition

Hard & Soft Landscaping

9. Multiple areas are noted where trees are proposed in proximity to underground services and hardscape. As such, it is requested that root barriers are implemented to mitigate the risk of root intrusion and root cells implemented to increase the volume of rooting medium. This will ensure the long-term integrity of both the drainage infrastructure and the planting scheme. Locations of all proposed root barriers and cells must be indicated in plan.
10. Reference to HDC Landscape Character Planting Guide is welcomed. As such, proposed buffer trees are requested to reflect the local landscape character. Please replace *Betula utilis* with species found within J3 – Cowfold and Shermanbury Farmlands Landscape Character Area (LCA) such as *Tilia cordata*, *Sorbus torminalis* and DED Resistent Elms.
11. Pedunculate oaks are requested to be proposed along the southern boundary in addition to or instead of cluster trees, as per mitigation outlined in the LVIA under DC/22/0301, "incorporation of oak trees to benefit the long term renewal of the hedgerows" and "hedgerows are all retained and proposed to be reinforced with additional native planting including oak trees to further screen the edges of the settlement edge".

12. A greater variety of feature trees is recommended in order to minimise the risk of widespread biotic threats, to better reflect the local landscape, and to be of a large size at maturity.
13. *Lonicera nitida* is not an RHS Plant for Pollinator and has little ecological or amenity value. Please replace with other alternatives listed and/or *Carpinus betulus*.
14. Planting within Root Protection Areas (RPAs) is noted. This should be avoided in principle, however where this is not possible, the following should apply:
 - a. New plants within the identified RPAs of retained trees to be in ≤3L pots.
 - b. All planting within RPA of existing trees shall be notched planted and locally adjusted to avoid tree roots.
 - c. All shrub planting to be undertaken by hand using hand tools only to minimize root damage. If significant roots are encountered, these will be left undamaged and dug around.
 - d. Bulbs where proposed will be planted in random locations manually using dibbers and bulb planters relocating positions where necessary to avoid tree roots.
15. As per the OSSR, seating such as benches should have backs and armrests.
16. The LVIA under DC/22/0301 states to avoid close board fencing to the rear of gardens and outer edges of garden boundaries. As such, boundaries facing the public realm are expected to be brick, as opposed to close board fencing, and should include detailing for interest.

SuDS & Drainage

17. The ground contouring, inlet and outlet design of all SuDS features should be carefully considered to maximise the amenity value. We recommend that headwalls are designed to appear more naturalistic in character, for example, by cladding in Horsham stone.

RECOMMENDED CONDITIONS:

Underground Services

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Finished Floor Levels

Pre-Commencement Condition: No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Hard and Soft Landscape Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, 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:

- Details of all existing trees, including RPAs, and planting to be retained and removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names

- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers and root cells where required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary
- Proposed and existing services above and below ground, indicated in plan and coordinated with the landscape proposals – such as drainage, power, communications cables and pipelines – including lines, manholes, supports and other technical features
- Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape Management and Maintenance Plan

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	22/07/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	23/07/2026