

Written Specification for Hard Landscaping (Planning Condition Discharge)

**6 Eco Lodge Accommodation
Hawksbourne Woods
Rusper Road
Horsham
RH12 4QS**

This updated specification has been revised to align with the amended Landscape Strategy, Softscape Plan and Hardscape Plan drawings prepared by Simon Orchard Garden Design (Drawings 161-103, 161-104 and 161-105).

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Purpose of this Document

Submission context

This Hard Landscaping Written Specification is submitted to discharge the following planning condition:

“No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example decking, signage, refuse and / or other storage units, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features). The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). 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).”

This document provides the required details of the hard landscaping scheme and should be read in conjunction with the approved drawings and supporting landscape and ecological documentation.

Relation to approved documents

This specification shall be read in conjunction with:

- Approved Hard and Soft Landscaping Drawings
- Arboricultural Method Statement and Tree Protection Plan
- Biodiversity Enhancement Layout
- Soft Landscaping Written Specification
- Preliminary Ecological Appraisal (November 2023)
- Landscape and Visual Impact Assessment (February 2024)
- Woodland Management Plan 2024-2034

Levels, Earthworks and Site Form

The eco lodges are supported on piled foundations, with the highest pile extending approximately 850mm above existing ground level.

The development:

- Follows the existing natural slope of the woodland
- Requires no significant cut, fill, grading or mounding
- Retains existing ground levels across the wider site
- Allows for animals to migrate underneath the lodges

Earthworks are therefore minimal and limited to:

- Localised formation of the access track
- Small-scale terrace and deck interface adjustments

This approach minimises disturbance to soils, tree roots, and woodland character, in accordance with BS 5837:2012, Horsham Policy 33 and the approved Arboricultural Method Statement.

Finished ground levels across the site accord with the approved drawings, with no significant regrading or mounding proposed beyond localised adjustments associated with the access track, terrace and deck interfaces.

Surfacing Materials

Access track and parking areas

Vehicle access and park areas comprise:

- Buff-toned natural aggregate surfacing
- Laid onto existing prepared sub-base
- Edging with pressure treated timber boards fixed with pegs

Permeable surfacing has been selected to manage surface water runoff effectively, minimise landscape and visual impacts, and retain the natural woodland setting.

Timber Terrace Areas

Timber terrace areas serving each lodge comprise:

- Pressure-treated timber planks
- Constructed to minimum 1:80 falls for drainage
- Low retaining walls formed using green oak sleepers where required to accommodate localised level changes
- Designed to minimise visual prominence and retain a naturalistic woodland character

Decking and Steps

Raised external decks and steps comprise:

- Composite decking boards in muted natural woodland tones (Millboard-type enhanced grain or similar approved)
- DuoSpan/Plas-pro or similar sub frame
- Balustrades shall be provided where deck heights are 600mm or more above ground level, to comply with health and safety regulations

The selected materials have been chosen for their durability, reduced maintenance requirements and ability to harmonise with the woodland surroundings.

Vehicle, Pedestrian Access and Circulation

The development is served by an existing woodland access track, which is:

- Locally upgraded using buff-toned permeable aggregate surfacing
 - Widened only where necessary to enable safe vehicle passage
 - Constructed in accordance with approved arboricultural protection requirements
- Pedestrian movement is accommodated via:

- Raised lodge decks providing direct access to each unit
- Small-scale timber terrace areas formed in naturalistic materials
- Resin-bound permeable paths in buff-toned naturalistic surfacing that follow the natural woodland layout

The circulation strategy:

- Minimises the overall extent of hard surfacing across the site
- Avoids unnecessary soil sealing
- Reduces ground disturbance within the woodland setting

Overall, the access and circulation layout has been designed to work with the existing woodland context, providing safe and functional movement while maintaining a low impact footprint.

The extent of hard surfacing has been intentionally minimised in order to retain the informal woodland character of the site and reduce visual impact within the wider landscape.

Certain aspects of the hard landscaping layout, particularly in relation to the access track, parking arrangements and pedestrian pathways, are necessarily designed to comply with applicable fire safety, emergency access and general health and safety requirements associated with the approved holiday accommodation use. The extent and specification of these areas has therefore been carefully balanced to minimise visual and landscape impacts whilst ensuring safe access, circulation and operation of the development.

Means of Enclosure

No formal close-boarded fencing, walls or urban-style enclosure treatments are proposed within the development area. Naturalistic privacy screening, including hazel hurdle fencing, may be provided where shown on the approved drawings to provide privacy between lodges and to support the establishment of native hedging. Hazel hurdle fencing shall be retained, maintained or removed as appropriate, subject to the establishment of the native hedging and ongoing operational privacy requirements.

The lodges therefore remain visually and physically integrated within the surrounding woodland, maintaining an open and natural character consistent with the approved landscape strategy and the requirements of Policy 33 of the Horsham District Planning Framework (2015).

Minor Artefacts and Structures

External lighting

Low level external lighting associated with the lodges:

- Is limited to that necessary for safe guest movement
- Will follow wildlife sensitive design principles
- Will be secured through a separate lighting strategy condition

All external lighting associated with the development will be installed strictly in accordance with the requirements of the approved lighting strategy condition, ensuring no conflict or duplication between planning controls.

Signage

Signage will be small, functional, and visually in keeping with the woodland environment.

Educational signage

In addition to essential wayfinding and safety signage, a small amount of discreet interpretive signage is proposed for educational purposes.

This will provide visitors with information on:

- the ecological value of the woodland habitat

- ongoing woodland management practices, including coppicing, thinning and deadwood retention
- measures undertaken to enhance biodiversity and support native species

Educational signage will be limited in number, modest in scale, and designed using natural materials and subdued colours to ensure it remains visually unobtrusive and consistent with the woodland setting.

This approach reflects the objectives of the approved Woodland Management Plan, supporting visitor awareness, responsible use of the site, and long-term stewardship of the woodland environment.

Refuse storage

No permanent external refuse stores are required

Waste is removed from lodges and taken off the application site as part of operational management.

Log storage

Each lodge includes a small external log storage area, constructed from simple natural materials appropriate to the woodland context.

Drainage and Surface Water Management

Surface water drainage is addressed separately within the approved drainage strategy.

Key principles include:

- Permeable surfacing to reduce runoff
- Roof water attenuation via green roofs and drainage design
- Management through swales, ditches and infiltration features where required

No detailed drainage engineering is contained within this document.

Services

All services for the lodges will be:

- Located underground
- Routed alongside the existing access track to minimise additional ground disturbance

- Implemented in full accordance with the approved Arboricultural Method Statement

The services to be provided comprise:

- Electricity
- Water
- Telecommunications

No gas supply is proposed for the development.

Implementation

The approved hard landscaping works shall be:

- Implemented prior to first occupation of the development
- Carried out in accordance with the approved drawings and this specification
- Completed within any alternative timeframe agreed in writing with the Local Planning Authority

Compliance

The proposed hard landscaping scheme has been prepared in accordance with the requirements of the approved planning permission and satisfies the hard landscaping planning condition requiring submission and approval of detailed hard landscaping prior to development above ground level.

The scheme complies with:

- Policy 33 of the Horsham District Planning Framework (2015), which seeks development that is sympathetic to landscape character and visual amenity
- The National Planning Policy Framework (2023), particularly the requirement to achieve well designed development that responds appropriately to woodland landscape character
- BS 5837:2012 trees in relation to design, demolition and construction, through retention and protection of existing trees and minimisation of ground disturbance
- The approved Arboricultural Method Statement, landscape drawings, and supporting ecological documentation

Accordingly, the submitted hard landscaping details are considered to fully comply with the requirements of the planning condition and are suitable for approval by the Local Planning Authority.

Conclusion

The proposed hard landscaping:

- Responds sensitively to the existing woodland landform
- Minimises earthworks and ground disturbance
- Utilises permeable, low-impact natural materials
- Safeguards retained trees and ecological features
- Integrates with the approved soft landscaping and biodiversity strategy

Accordingly, the scheme delivers a woodland-sensitive, environmentally responsive and policy-compliant form of development that preserves the rural woodland character of Hawksbourne Wood while enabling sustainable, low-impact tourism accommodation.

The details provided within this Written Specification, read alongside the approved drawings, and supporting technical documents, fully satisfy the requirements of the hard landscaping planning condition. The condition is therefore considered capable of being discharged by the Local Planning Authority.