

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Birchfield Nursery Kidders Lane Henfield West Sussex
DESCRIPTION:	Demolition of the existing building and offices and erection of a new commercial building (Classes B2, B8, E, F) and associated works which include the demolition/removal of the wooden building, oak building, portacabin to the north of the site and portacabin to the rear of the existing marquee.
REFERENCE:	DC/26/0048
RECOMMENDATION:	Advice / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

No concerns are raised with the principle of the proposals, nor the materials proposed for the workshops, subject to appropriate landscape details being secured. Therefore, further information is requested in order to mitigate previously identified existing adverse effects on landscape character and local amenity. Landscape proposals are thus expected to provide screening from the A281, including double staggered, species-rich native hedgerow planting in combination with tree planting.

We note some planting has been carried out. However, planting plans and a planting schedule is requested in order to reflect retrospective works and ensure adverse effects are appropriately mitigated. These details must also be coordinated with a drainage strategy.

MAIN COMMENTS: N/A

RECOMMENDED CONDITIONS:

If you're minded to recommend the application for approval without the concerns addressed above the following details must be secured by condition:

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 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 if 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 – including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the proposals
- 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).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	10/06/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	11/06/2026