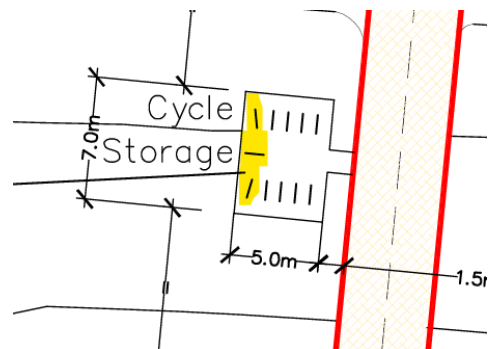




Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Deer Fields Park Emms Lane Brooks Green Horsham
DESCRIPTION:	Application for Approval of Details Reserved by Condition 6, 8, 9, 10, 11 and 12 to approved application DC/23/1235
REFERENCE:	DISC/26/0240
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: Insufficient information has been provided to discharge the landscape related requirements of conditions 9, 10, 11, 12. Further information is therefore requested to demonstrate compliance with these conditions as below. I do not wish to comment on conditions 6 and 8.	
MAIN COMMENTS: <i>9 Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the holiday caravan park hereby permitted, details of secure [and covered] cycle parking facilities for the occupants of, and visitors to, the caravan park shall have been submitted to and approved in writing by the Local Planning Authority. No caravan shall be occupied until the approved cycle parking facilities associated with that caravan have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.</i> <i>Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).</i> 1. Condition 9 requires the provision of secure and covered cycle parking. Please provide details of the proposed shelter and stands, including relevant specifications. In addition, the submitted layout doesn't appear to show the necessary clearance between the three stands to the western part of the cycle parking bays, in accordance with LTN 1/20 Cycle Infrastructure design, published by the Department for Transport. Submit revised details.	



10 Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the holiday caravan park 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 (if applicable)*
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- Details of all hard surfacing materials and finishes*
- Details of all boundary treatments*
- 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).

2. No information has been submitted to satisfy the requirements of this condition, please submit.

11 Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the holiday caravan park hereby permitted, a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

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).

3. No information has been submitted to satisfy the requirements of this condition, please submit.

12 Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the holiday caravan park hereby permitted, provision for the storage of refuse/recycling shall be made for each caravan in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4. The intention to have a communal refuse and recycling area is noted. The acceptability of this arrangement is to be determined by others. From a landscape

perspective, further details are required regarding the appearance, design, materials and sitting of the facility. Please submit.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	21/09/2026