



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Duckmoor Farm Wooddale Lane Billingshurst West Sussex
DESCRIPTION:	Approval of details reserved by condition 14 (hard and soft landscaping) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure).
REFERENCE:	DISC/26/0056
RECOMMENDATION:	Advice / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Minor modification is requested in order to recommend the discharge of Condition 14.

MAIN COMMENTS:

Condition 14

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:

- a) *Details of all existing trees and planting to be retained*
 - 1. No concerns.
- b) *Details of the Open Space and open amenity space*
 - 2. We note signage examples, however please see our response under DISC/25/0239 which for ease is repeated here: 'As per the OSSRR, signage should welcome the user, name the site, indicate constraints on use, provide contact details of the managing agent, and discourage dogs. Ideally it should also provide a QR code to invite feedback and report issues...We recommend that the final design is submitted and agreed with the Parks team prior to the discharge of the condition; it should be bright and welcoming, including a postcode or what3words as well as a contact telephone number for the responsible authority. Also note that an A2 or larger size is required'. This information notwithstanding, no concerns.
- c) *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
 - 3. We note that the planting schedule and detailed planting plans provided have been superseded by revision P07, approved under DISC/25/0239. Please clarify and/or ensure the latest schedule and plans are provided.

4. As previously commented under DISC/25/0239, the raingarden mix is within the plant schedule and labelled in detailed planting plans, however the legend still indicates *Flowering lawn mix*. For avoidance of doubt, we recommend this is amended.
 5. Tree pit details have only been provided for proposed trees in areas of open space, though we note details within raingardens approved under DISC/25/0054 and details for hard landscape approved under DISC/25/0239.
 6. We note that irrigation bags approved under DISC/25/0239 have been changed to irrigation pipes, however no concerns are raised.
 7. Fertiliser should not be used within tree pits as it may impede root growth, however this is a recommendation rather than a requirement.
- d) *Details of all hard surfacing materials and finishes*
8. No concerns.
- e) *Details of all boundary treatments*
9. No concerns.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	25/03/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	26/03/2026