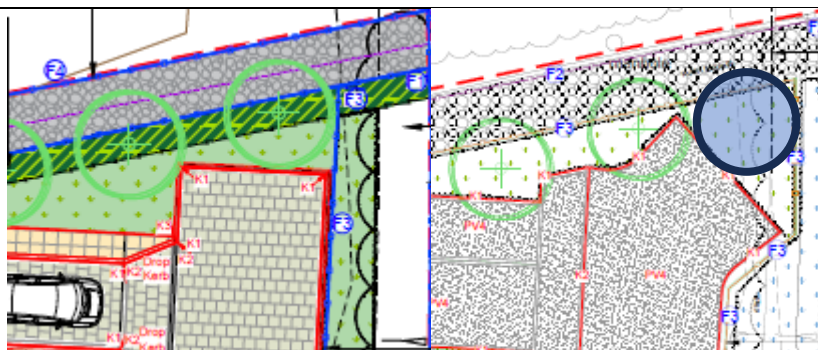




Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Blakers Yard Worthing Road Dial Post Horsham
DESCRIPTION:	Application for Approval of Details Reserved by Condition 7 to approved application DC/20/2358
REFERENCE:	DISC/26/0048
RECOMMENDATION:	More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
More information/modification is requested in order to recommend the discharge of Condition 7. Please see details below.	
MAIN COMMENTS:	
<u>Condition 7</u> <i>Notwithstanding the details submitted as part of the application and superseded by way of revised details, no part of the development hereby permitted within Site B shall be first occupied until full details of all hard and soft landscaping works have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:</i>	
a) <i>Details of all existing trees and planting to be retained</i> 1. No concerns. b) <i>Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details</i> 2. We note various instances where trees are proposed within or in proximity to easement zones for drainage and utilities. We therefore request the inclusion of tree root barriers to mitigate the risk of root intrusion and ensure the long-term integrity of both the drainage infrastructure and the planting scheme. Specification of root barriers must be provided and locations of all proposed root barriers must be indicated on the landscape plan. 3. We also note that the road layout has been amended to include a turning point, creating a poor relationship with one of the proposed trees. To avoid risk of damage or loss, we request that this tree is moved further away from the hardscaping. We recommend the position in blue, below [DC/20/2358 left, current proposal right]:	



4. 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](#). The documentation should be amended accordingly to remove mention of herbicides and reflect alternative methods as above or hand weeding alone by careful digging or selective scything:

- i. Sections 210, 212, 240, 340, 410, 620, 655, 657, 665, 670, 690 and 910 of the Specification.

c) *Details of all hard surfacing materials and finishes*

5. We note that asphalt is proposed for the majority of the road. Please amend to reinstate permeable block paving as approved under DC/20/2358.
6. Please provide colour temperature for the proposed lighting bollards. We note that temperatures of 2200K to 6000K are available, however we recommend 2700K or warmer for amenity, landscape and ecological benefits.

d) *Details of all boundary treatments*

7. No concerns.

e) *Details of the line of the PROW including surfacing improvements and a timescale for delivery (In consultation with WSCC PROW)*

8. No concerns raised in regard to surfacing improvements and we note the information approved under DISC/23/0112. However, no timescale for delivery has been provided. Please review.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	19/03/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	19/03/2026