HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Woodfords Shipley Road Southwater West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3 to approved application DC/25/1658
REFERENCE:	DISC/26/0167
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue 3rd set of comments in green
RECOMMENDATION:	Advice/Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments

Some of the previous comments have now been satisfactorily addressed, with thanks.

In particular, soil cells have been introduced to improve available rooting volume where tree planting is constrained by services/root barriers, and additional hedgerow planting has been provided south of the pumping station.

Concerns remain regarding the prominent location of the substation within the central corridor remains. Comment 4 therefore remains partially addressed, please see below for details. We continue to recommend relocating the substation to a less prominent location, however the decision to pursue this change is deferred to the case officer.

2nd set of comments

Some comments have been addressed, with thanks, however changes to the layout are queried and modification is requested in order to ensure the open space and landscape strategies are not diluted further. See details below.

1st set of comments

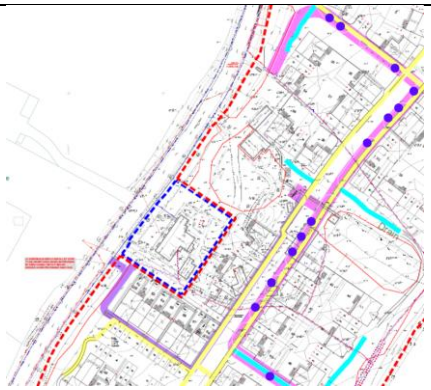
The submitted details have not been coordinated with landscape proposals approved under DC/25/0167 and thus demonstrate conflict between tree planting and underground services. Modification is required in order to limit dilution of the landscape strategy.

MAIN COMMENTS:

Condition 3

No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed.

The current scheme demonstrates conflict between proposed tree planting, easement zones and utility corridor runs. See examples in purple below, which are not exhaustive.



The following amendments are requested:

1. Please amend proposals to ensure that the approved landscape strategy can be delivered; adjustment to locations of trees and/or underground services is recommended.

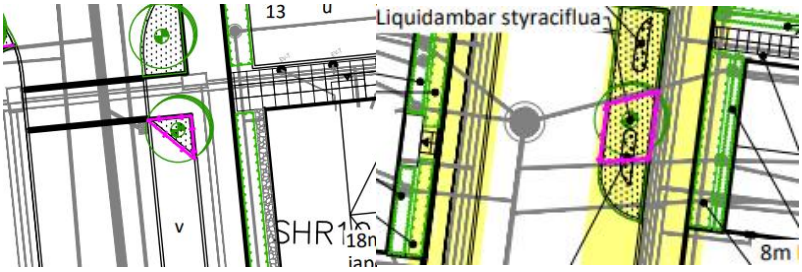
   Proposed trees remain within easement zones, however no conflicts have been observed. Closed.

2. Please amend the utility corridor plan to include landscape proposals.

   Not addressed, however we have sufficient information to assess the coordination of strategies. Closed.

3. Details of root barrier locations, particularly in areas demonstrating proximity between tree planting and underground services, should be added to plan in order to address the condition requirements.

   Root barrier locations have been included, with thanks. However, multiple instances demonstrate insufficient rooting medium on account of the tree barriers. See non exhaustive examples below where proposed trees are unlikely to establish or survive:



   A minimum of 20 cubic meters is desired for successful establishment and longevity. The proposed trees are key to the general amenity of the development, therefore if alterations cannot be made, the inclusion of root cells to increase the volume of rooting medium is strongly recommended. Please refer to guidance from GreenBlue Urban here. These have been added with thanks. **CLOSED.**

4. The layout has now been updated to reflect that approved under DISC/26/0175, including the pumping station relocation (point 5, below) and the sub station relocation. As a result of the latter change, the LAP has been relocated to a banked area in which informal surveillance is also reduced on account of the existing treeline. Justification for this layout change is requested as it is results in the dilution of the green corridor and an undesirable location for play.

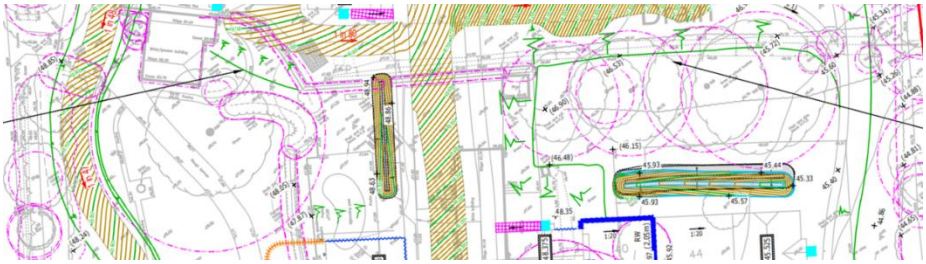
   In any case, the levels strategy needs to be reviewed and revised to demonstrate how the play area can be accommodated without unacceptable incursions within the RPAs of retained trees. For example, the extract from the levels plan below (submitted under DC/25/1658) suggests that the banking would result in a greater level of encroachment than would normally be acceptable under the principles of BS 5837, putting the long term retention of the trees at risk. See plans below:



Planting Plans – Revision P03
DISC/26/0167



Landscape Plan
DC/25/1658



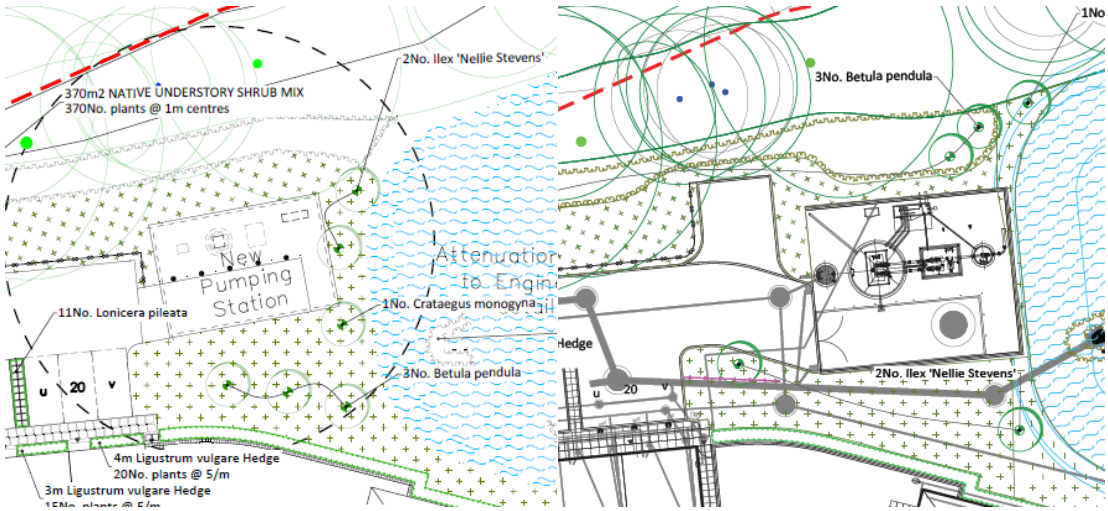
Levels Plan
DC/25/1658



Drainage Plan
DC/25/1658

The General Arrangement plan indicates that the play area has been moved back to a similar location to that shown under DC/25/1658, but relocated further south to accommodate the substation. While this is a positive change, concern remains regarding the reduction of natural surveillance in the area and, more significantly, the dilution of the central green corridor as result of the relocation of the substation to this prominent location. We continue to recommend the relocation of the substation to a less prominent position to maintain the landscape function and character of the central green corridor. This remains our landscape recommendation; however, we defer to the case officer whether to pursue this change. **Partially addressed.**

5. As a result of the pumping station relocation, the associated trees have also been relocated further north. These trees softened the appearance of the built form, therefore the provision of a species rich native hedgerow to the south of pumping station is requested. Hedgerow added with thanks. **CLOSED**



Planting Plans – DC/25/1658 [left], DISC/26/0167 [right]

6. Please note in addition that planting within RPAs should be avoided. This appears to be demonstrated, however where this is not possible, the following should apply:
    a. New plants within the identified RPAs of retained trees to be in ≤3L pots.
    b. All planting within RPA of existing trees shall be notched planted and locally adjusted to avoid tree roots.
    c. All shrub planting to be undertaken by hand using hand tools only to minimize root damage. If significant roots are encountered, these will be left undamaged and dug around.

    While the addition of these notes to the planting schedule and horticultural notes plan remains a recommendation, we note confirmation that planting within RPAs are transplants or 3L and thus **CLOSED**

RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	15/07/2026 26/08/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	15/07/2026 28/08/2026 26/10/2026