HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sailtops Cox Green Rudgwick West Sussex
DESCRIPTION:	Approval of details reserved by conditions 3,4,5,6,7 and 8 to approved application DC/25/0294
REFERENCE:	DISC/25/0184
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Modification Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

The increase in proposed trees is welcomed, and we are satisfied that the information submitted is sufficient to recommend the discharge of Condition 7.

Please note, however, potential conflict between the existing drainage run and the 3no. *Malus Evereste* proposed towards the south of the scheme. We recommend the implementation of tree root barriers and/or the relocation of these trees away from the drainage run. Notwithstanding, this outstanding point is deemed minor on this occasion given the information provided, which gives the council enough detail to secure the implementation of the trees should it be necessary. We are therefore satisfied that the information provided is sufficient to discharge the requirements of Condition 7.

1st set of comments

The discharge of Condition 7 cannot be recommended due to inconsistency between plans and insufficient replacement tree planting. Please see detailed comments below.

We do not wish to comment on Conditions 3 & 6.

Conditions 5 and 8 should be discharged to the satisfaction of the Ecologist, however we have checked the coordination of these details against the landscape proposals. No locations have been provided for the lighting design scheme, which as per GN: 08/23 must avoid lighting key habitats and features. Notwithstanding, no concerns are raised on landscape grounds.

Condition 4 should be discharged to the satisfaction of the relevant specialists, however as above, we have checked the coordination of these details against the landscape proposals. We will be

happy to review again upon receiving updated landscape proposals. Please note that the drainage layout must demonstrate no conflict with the landscape strategy.

MAIN COMMENTS:

Condition 7

The development hereby permitted shall not be occupied until 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:

i. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

a. We are satisfied with the proposed species and sizes, however plant numbers are not provided. Of particular concern is the number of trees proposed, as there are inconsistencies within the plans. The Site Plan and Drainage Layout indicate 1no. tree within the rear garden and 4no. trees within the front garden, whereas the Landscape plan indicates 3no. trees within the rear garden and 5no. trees within the front garden.
Closed, with thanks.

b. Rudgwick Neighbourhood Development Plan RN17.2 states that 'Development proposals which involve the loss of existing trees should incorporate proposals for their replacement to an identical environmental value either within the site itself or elsewhere within the immediate locality'. As such, given that 12no. trees and groups of trees were indicated to be removed under DC/24/0462, quantities are expected to be the same or closer to that removed.
Closed, with thanks.

c. Please modify proposals accordingly, identifying proposed species in plan and ensuring consistency across all plans.
Closed, with thanks.

d. Please note that trees should not be proposed in proximity to attenuation tanks without the inclusion of tree root barriers.
Closed, with thanks.

e. No tree pit information has been provided. We recommend the following:
    i. Bare root plants to be planted Nov-Feb.
    ii. Tree pit size no deeper than the root system and at least one and a half times as wide.
    iii. Base of tree pit should be left undisturbed unless significant drainage problems are apparent.
    iv. Backfill should replicate existing soil profile by using soil excavated from planting pits, only amended with imported soils if necessary. No fertiliser should be used.
    v. Minimum 50mm layer of mulch should be applied to a 1m diameter around the stem/trunk. Leave a 120mm collar free of mulch to prevent the stem/trunk from rotting.
    vi. Stakes, ties and guards to be checked regularly and adjusted, repaired or replaced and removed upon successful establishment.
    vii. Base of trees and hedgerow to be hand weeded regularly, especially during May-Sep. Note that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on hedgerows and the protection of their ecological features.

Closed, with thanks.

ii. Details of all hard surfacing materials and finishes

a. No concerns raised.

iii. Details of all boundary treatments

a. No concerns raised.	
RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	29/07/2025 08/10/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	08/10/2025