



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mowbray Phase RM7 Rusper Road Horsham West Sussex
DESCRIPTION:	Approval of details reserved by conditions 4, 6 and 8 to approved application DC/21/1427
REFERENCE:	DISC/25/0405
RECOMMENDATION:	Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

No comments provided for Condition 8 as details are not pertinent to landscape.

No concerns with Condition 6 are raised on landscape grounds.

More information/modification is requested in order to recommend the discharge of Condition 4.
Please see details below.

MAIN COMMENTS:

Condition 4

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:

- An updated plant schedule specifying plant numbers

1. While the greater variety in tree species is welcomed, we note that 16no. trees are missing from proposals (please see blue highlights indicating locations below) which must be reinstated.





2. PL7 (Emorsgate EH1 Hedgerow mixture) has been removed from plans and the schedule and replaced with 'good quality hardwearing turf'. This is acceptable in areas of high footfall, however in line with section 5.9.3 of the Ecological Mitigation and Management Plan (EMMP) under DC/21/1427, this must be reinstated either in full, or at minimum around hedgerows.

- *Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment*
 3. As per point 2, please include written specifications for establishing Emorsgate EH1 Hedgerow mixture.
 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; please refer to pan-uk.org for guidance and [resources](#). Please amend section 3.8 of the Landscape Specification accordingly to remove mention

of herbicide and reflect alternative methods as above or hand weeding alone by careful digging or selective scything.

- *Coordination of boundary treatments plans with ecological enhancement measures set out in the Ecological Mitigation and Management Plan, dated June 2025.*
 - 5. Section 5.9.6 of the EMMP states that Gaps of approximately 13cm x 13cm³⁴ will be provided within the fences at the bottom of every garden. Please specify this within the Boundaries Plan or Landscape Specification, as per comments under DC/21/1427.
 - 6. See point 2 regarding Emorsgate EH1 Hedgerow mixture.
- *Details of minor artefacts and structures – such as EV chargers – including location, size, colour and specification*
 - 7. Not addressed.
- *Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as retaining walls, banking etc - including cross sections where necessary*
 - 8. Not addressed.
- *Proposed locations of tree root barriers in relation to proposed and existing functional services.*
 - 9. We note reference to installing root barriers within the Landscape Specification, however we continue to request the locations are indicated in plan. As per comments under DC/21/1427, this is pertinent for trees situated within or on the edge of easement zones.

Condition 6

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

10. No concerns on landscape grounds.

Condition 8

Prior to the first occupation of each dwelling, the necessary inbuilding physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

11. No concerns on landscape grounds.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	05/02/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	05/02/2026