HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Parsons Field Stables Pickhurst Lane Pulborough
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 4, 6, 7 and 10 to approved application DC/24/0256
REFERENCE:	DISC/25/0371
RECOMMENDATION:	Modification/More information

SUMMARY OF COMMENTS & RECOMMENDATION:

No comments provided for Conditions 4 and 10 as details are not pertinent to landscape.

Conditions 3 and 7 should be discharged to the satisfaction of the relevant specialists, however we have checked the coordination of these details against the landscape proposals and request minor modification.

Minor modification is requested in order to recommend the discharge of Condition 6. Please see details below.

As previously commented, we note from satellite imagery that the development has extended further into the neighbouring field. As a result, we query the red line boundary as proposals and retrospective works must be accurately reflected.

MAIN COMMENTS:

Condition 3

1. Our previous comments under refused DISC/25/0226 raised concern with the Future Maintenance Strategy for the surface water drainage network, in relation to herbicide use. No maintenance strategy has been provided within this discharge of condition, please submit details if required.

Condition 6

2. As per our comments under refused DISC/25/0226F, given the rural location, and as approved under DC/24/0226, native hedging is required to replace the existing leylandii. A programme of works detailing the removal of the leylandii should be provided.
3. As above, given the rural location, proposed fencing should be specified as post and rail fence. If undesirable, stock fence is also deemed appropriate.

4. It is regrettable that the lighting details have changed since previous proposals. The newly proposed luminaires are three times brighter than previous (1550lm as opposed to 500lm), a cooler temperature and are no longer shielded. Therefore, proposals will significantly increase levels of light pollution which will have an eroding effect on the rural character of the local landscape. Light pollution and light spill are also likely to contribute to the deterioration of key landscape features. Please refer to darksky.org for guidance and resources.

Condition 7

5. Please see point 4.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	19/12/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	19/12/2025