



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of Junipers Harbolets Road West Chiltington West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 2, 3, 4, 7 and 8 to approved application DC/24/1409
REFERENCE:	DISC/26/0071
RECOMMENDATION:	More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: We note that there is discrepancy between the development and the provided plans, which need to be updated as a result. Please see details below. No comments provided for Condition 8 as details are not pertinent to landscape. We are satisfied with the information provided in order to discharge Condition 2 and 3. More information and modification is requested in order to recommend the discharge of Conditions 4 and 7. Please see details below.	
MAIN COMMENTS: <u>Condition 2</u> <i>Within three months of the date of this decision, a drainage strategy detailing the proposed means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.</i> 1. No concerns. <u>Condition 3</u> <i>Within three months of the date of this decision a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.</i> 2. No concerns.	

Condition 4

Within three months of the date of this decision full details of all hard and soft landscaping works shall have been submitted to and been approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

a) Details of all existing trees and planting to be removed and retained

3. All existing trees as well as the hedgerow along the southwestern boundary have been removed, however this is not detailed in plan. Nonetheless, this point is deemed minor on this occasion.

b) Appropriate and additional native hedgerow and tree planting along the less vegetated boundaries with Harbolets Road - planted in double staggered rows at 5 plants per linear metre

4. Closeboard fencing, brick walls and two gated entrances have been erected to the northeast of the proposed hedgerow planting along Harbolets Road, where hedgerow had previously been located prior to its removal. Hedgerow and trees must be planted alongside the road, as per the approved plan, in order to screen the urbanising appearance of the boundary treatments, thus mitigating adverse landscape and visual effects.
5. We note that some planting has been carried out alongside Harbolets Road, including a single row of *Photinia × fraseri* 'Red Robin' and a single row of *Prunus laurocerasus* interspersed with non-native conifers. However, in order to minimise the urbanising appearance of the development, the removal of this planting is required and native species planted instead, as per the condition requirements. Please provide a programme of works detailing its removal and replacement with native species as specified in the Cover Letter dated 26th February 2026.
6. The two gated entrances on site are not in accordance with the approved plans and result in a highly urbanising appearance. In addition, it precludes the approved tree planting at the entrance of the site. These trees must be relocated, preferably either side of the new entrances. Please amend.



7. We request the reinstatement of the removed mature treeline and hedgerow along the southwestern boundary.
- c) Additional soft landscaping within the site including wildflowers, flowering lawns and trees*
8. The current site layout is different from the approved layout under DC/24/1409, thus the area proposed with hedge planting, trees and a soakaway is seemingly no longer able to be delivered. Please amend plans to accurately reflect the development and relocate associated planting and soakaway.

9. Further information is required indicating the locations, species and quantities of the proposed trees. We note that *Betula pendula* is proposed within the cover letter, however it is not clear how many specimens and what sizes are proposed. Please amend.
10. Wildflowers and flowering lawns are not included within proposals. Please amend.
- d) *Details of all hard surfacing materials and finishes*
 11. No concerns.
- e) *Details of all external lighting*
 12. Further information is required as a picture of a light fixture is not enough information. Please provide specification of proposed lighting fixtures, noting that due to the location and ecological sensitivity, details should satisfy the following:
 - a. 3000Kelvin or warmer
 - b. 500 Lumens or below
 - c. Use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.
 - d. Horizontally mounted luminaires with no light output above 90° and/or no upward tilt.
 13. If the pre-fixed lighting fixtures cannot be adjusted, we request information detailing shielding to restrict upward light output.
- f) *Details of Ecological and Biodiversity Enhancements*
 14. Specification not provided, however no concerns from a landscape perspective.

Condition 7

Within three months of the date of this decision, details for the provision for the storage of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided within three months of the approval of these details and thereafter be retained for use at all times.

15. Locations provided, but no details have been submitted. Further, as above, the layout doesn't accurately reflect the development. Please clarify and amend.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	08/04/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	10/04/2026