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Horsham District Council
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RH12 1RL

Our ref: 22696
Date: 11 November 2026

For the attention of: Alice Johnson

Application ref: DC/26/1236
Location: Land South of Furze Common Road Thakeham West Sussex
Proposal/Description: Reserved matters application for up to 28 dwellings following approval of outline application DC/23/2146 relating to access, appearance, landscaping, layout and scale.

Thank you for consulting with Place Services on the above application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

Summary

Not supportive on landscape grounds	☐
No landscape objection, subject to attached recommendations and/or conditions	☐
Further information required prior to determination	☒
No landscape comments / does not wish to comment	☐

We previously provided landscape comments dated 1st October 2026.

1.0. Review of the proposal/submitted information:

1.1. We welcome the amendments made to the submitted landscape plans. However, a number of the comments and concerns raised in our previous response have not been addressed in the resubmitted documents. The following comments therefore remain extant:

1.2. We continue to have concerns regarding the parking arrangements for the scheme, where parking spaces are predominately located outside the front of each property. This creates a car-heavy streetscene and reduces opportunities for front gardens and softer frontages to be created for dwellings.

1.3. No updated Tree Protection Plans have been submitted to address our previous comments regarding G2 along the southern boundary. The Landscape Management Plan does however clarify: "*G2 group of trees along the southern perimeter to be reduced in height by*

20-30% and crown lifted to site side only to a height of 3m. This will facilitate the planting of new native scrub which will strengthen the green corridor and enhance privacy."

1.4. G2 is protected by the proposed Tree Protection Fencing demarcated on the Ecological Landscape Masterplan, however, close-board fencing appears to incur into the retained vegetation, where the removal of part of G2 will likely be required. Clarification is therefore required.

1.5. Within the Landscape Management Plan, the following comments are still outstanding:

- The existing trees and vegetation should also be included within the Maintenance Schedules in Section 3. The
- Within the Cultivation Operations within the Habitat Establishment Operations, it must be ensured that the ground is not compacted and is appropriately prepared to receive the proposed planting and seeding. The depth of cultivation should be specified. These requirements should apply to all planting areas, including areas of turf within private rear gardens.
- The dimensions of the tree pits, together with depths of topsoil, subsoil and cultivation, should be specified.

1.6. For a full review of the landscape proposals, a revised Arboricultural Report and Tree Protection Plan should be submitted prior to determination to reflect the amended layout scheme and ensure that appropriate tree protection measures are embedded within the scheme.

1.7. Plot 17 should be designed as dual frontage to provide natural surveillance to the green space.

1.8. Informal play features (such as logs) would be welcomed within the SuDS basin, as per the precedent images in the Design and Access Statement (DAS) (Page 37).

1.9. The Softworks Plan lacks detailed information regarding the location of the proposed species and should be submitted for review.

1.10. The small open space in the north-west corner has been reduced, with an incursion of a new area of block paving. We question the need for this area of hard surfacing given the resulting removal in part of the open space.

1.11. Clarification is needed on the existing eastern site boundary treatment. A double fencing arrangement is being proposed which results in an intervening gap, which should be avoided.

1.12. We welcome the inclusion of brick-walls in a number of public realm facing locations, instead of close-board fencing. This should also be applied to Plot 17 which faces the public open space.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk

This advice has been provided by Place Services on behalf of Horsham District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.