HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Lock House Lock Lane Partridge Green West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 4, 5, 6, 9 and 11 to approved application DC/26/0577
REFERENCE:	DISC/26/0304
RECOMMENDATION:	Condition 3: No comments Condition 4: More Information / Advice Condition 5: No Objection / Advice Condition 6: More Information Condition 9: No Objection Condition 11: No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

No comments provided for Condition 3 as details are not pertinent to landscape.

Condition 4 should be discharged to the satisfaction of the relevant specialist, however we have checked the coordination of these details against the landscape proposals. Please see advice below.

More information is requested in order to recommend the discharge of Condition 6.

The information provided is satisfactory in order to discharge Conditions 5, 9 and 11, however please see advice below.

MAIN COMMENTS:

Condition 4

No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) Detailed designs to achieve stated objectives;
c) Locations of proposed enhancement measures by appropriate maps and plans;
d) Persons responsible for implementing the enhancement measures;
e) Details of initial aftercare and long-term maintenance (where relevant).

1. Lighting with a temperature of ≤3000K is noted to be outside front doors of houses with 'minimal upward light ratio' and timers to reduce lighting during 11pm-5pm. However, as discussed within Landscape comments under DC/25/0037 (point 4), given the proximity to Ancient Woodland which can be lost or deteriorated due to increasing levels of light pollution, please confirm that lighting is not proposed within the

proposed decking areas of Houses 1 and 6. Lighting specification is also recommended to be provided.

Condition 5

No part of the development hereby permitted shall be first 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:

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

2. Plans are not considered to accurately reflect existing trees or related root protection areas on site, however, incursions will be minor in nature thus no concerns are raised from a landscape point of view.

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

3. The Biodiversity Enhancement Strategy proposes Mixed Native Hedgerow and Wildflower Meadow, however these features are not detailed in plan. Trees, Orchard and Woodland Buffer Planting are also noted to be listed within the LMMP but not indicated in plan.

   No concerns are raised, however it is recommended that these features are detailed/located in plan.

c) Details of all hard surfacing materials and finishes

4. No concerns raised, subject to confirmation of no proposed external lighting as per point 1 and Regulatory Condition 14.

Condition 6

No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

5. No plan delineating areas of responsibility has been provided; please provide.
6. Wildflower Meadow is not indicated in plan, but nevertheless, if proposed, please remove 'spot treatment of pernicious weeds' under 5.2.2.
7. The following soft landscape features are not found within plans, however management prescriptions are proposed: Wildflower Meadow, Mixed Native Hedgerow, Woodland Buffer Planting, Orchard, and Trees. No concerns are raised, however locations are recommended to be detailed.

Condition 9

No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

8. No concerns.

Condition 11

No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

9. No concerns.

RECOMMENDED CONDITIONS:

N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	19/10/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	19/10/2026