Place Services
Essex County Council
County Hall, Chelmsford
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www.placeservices.co.uk

Date: 28 May 2025 Our ref: 04461

Amanda Wilkes
Horsham District Council
Parkside
Horsham
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RH12 1RL

By email only: Planning Department, planning@horsham.gov.uk

Thank you for requesting advice on this discharge of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Horsham District Council *planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

Application: DISC/25/0077
Location: Smith and Western 37 North Parade Horsham West Sussex RH12 2QR
Proposal: Approval of details reserved by conditions 12 and 15 to approved application DC/21/1831.

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions
Condition 12: Recommend discharge from an ecological perspective

"Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

i. Details of all existing trees and planting to be retained;
ii. Details of all proposed trees and planting, including schedules specifying species,
iii. planting size, densities and plant numbers and tree pit details;
iv. Details of all hard surfacing materials and finishes works including surface materials to
v. support a 26 tonne refuse vehicle;

vi. Details of all boundary treatments including fencing, walls etc.;
vii. Details of all external lighting.
viii. Measures to improve the ecological interest of the site.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the

development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation."

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Comments
Condition 12
We have reviewed the Hard & Soft Landscaping Plan DWG No. PC12-01 (Landscape Management and Maintenance Plan (Iain Collie Architecture Ltd., February 2025), Planting Plan Drawing No. 108-L-02 (David Archer Associates, December 2024), Landscape Proposals Drawing No 1088-L01 Rev C (David Archer Associates, December 2024) and Proposed External Lighting Plan DWG No PC12-02 (Iain Collie Architecture Ltd., February 2025), which have been submitted in order to discharge Condition 12.

We are generally satisfied that the submitted information includes the detail required by this condition, although we support the comments of the HDC Landscape Architect and recommend that their requirements are addressed before discharge of this condition.

Recommendation
Subject to implementation in full of the submitted details and addressing the requirements of the HDC Landscape Architect, we recommend discharge of Condition 12 from an ecological perspective.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hayley Dean MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
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Place Services provide ecological advice 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.