



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Sumners Ponds Chapel Road Barns Green West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 18 and 19 to approved application DC/21/2697
REFERENCE:	DISC/25/0395
RE-CONSULT:	1 st set of comments in black 2 nd set of comments in blue
RECOMMENDATION:	Holding Objection / More Information / Modification Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

The majority of concerns have been addressed, with thanks. We note minimum 4no. trees continue to conflict with the drainage strategy and that root barriers remain limited in scope. As previously commented, given the diluted landscape strategy, it is important that these trees are planted. Thus, cognisant of external pressures, we are satisfied with the proposal of 52no. trees, 20 of which are Extra Heavy Standard, and that the location of the 4no. trees demonstrating conflict can be planted elsewhere in the scheme.

Further, we continue to advise that trees are planted with root cells in order to encourage successful establishment.

We are satisfied with the information provided in order to discharge Condition 18.

1st set of comments

We are satisfied with the information provided in order to discharge Condition 19, however more information and modification is requested in regard to Condition 18.

Key concern remains with the diluted landscape strategy in contrast to approved plans under DC/21/2697 and those submitted under DC/25/1251, in addition to the fact that 8 trees of the current layout are unlikely to be able to be delivered due to conflicts with underground services.

It is welcomed that 8 additional trees have been added to the planting schedule since the previous proposals under DISC/25/0116, however, we have identified 8 trees that can no longer be delivered due to conflicts with the drainage and lighting strategies. There has also been a reduction in extra

heavy standard specimens, which were previously requested for more immediate impact to soften the scheme and thus are requested to be reinstated.

Please see detailed comments below.

MAIN COMMENTS:

Condition 18

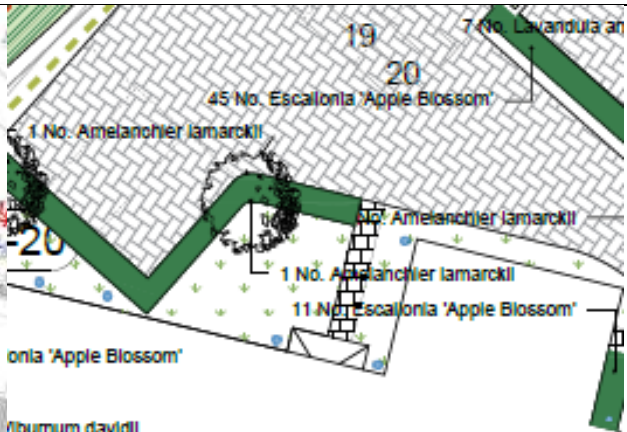
No part of any phase the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works for that phase have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- i. Details of all existing trees and planting to be retained
 - a. *No concerns raised.*
- ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - a. *The landscaping proposals have been coordinated with the attenuation tank locations, with thanks, however they remain uncoordinated with the drainage strategy. We note various conflicts with drainage runs, therefore we request the strategies are coordinated and that trees are re-located to ensure they can be delivered. Please see examples highlighted below.*

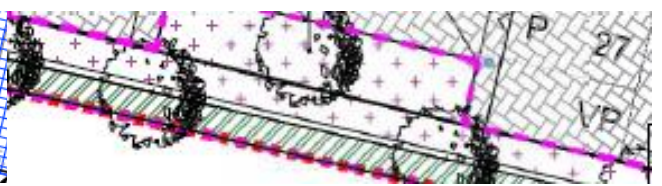
Not addressed in full. Please note that the below screenshots are examples and are not exhaustive. Further conflicts remain, such as the tree proposed between the parking spaces of plots 12 and 13. Please coordinate the landscape and drainage strategy in order to fully demonstrate potential conflicts with drainage runs.



This tree has not been altered.



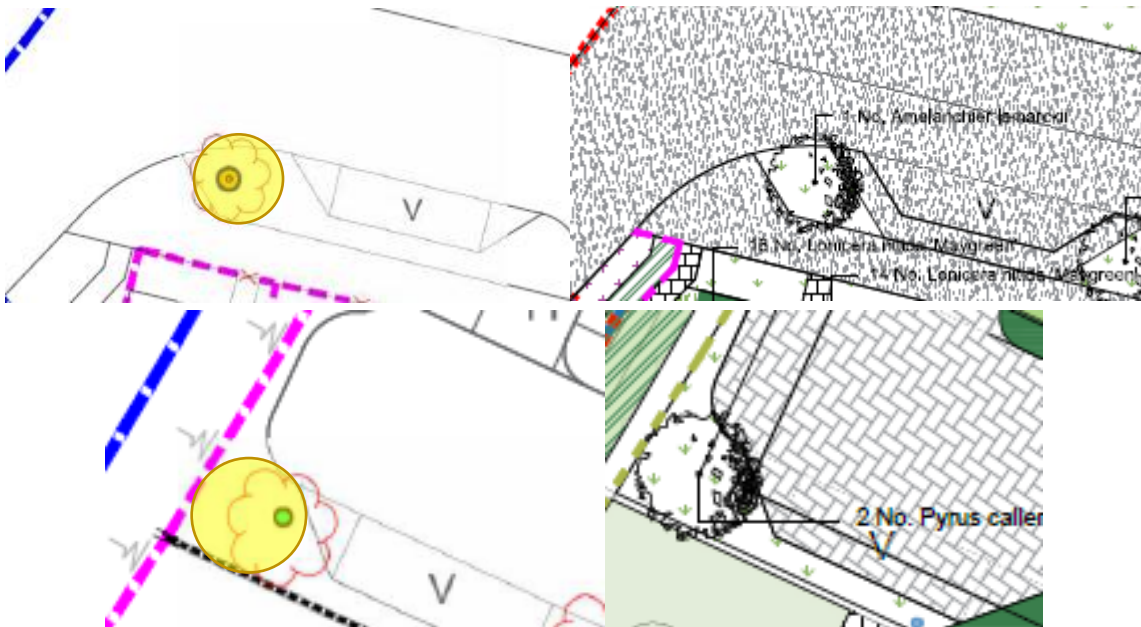
This tree has not been altered.



This tree has been altered, with thanks. Closed.

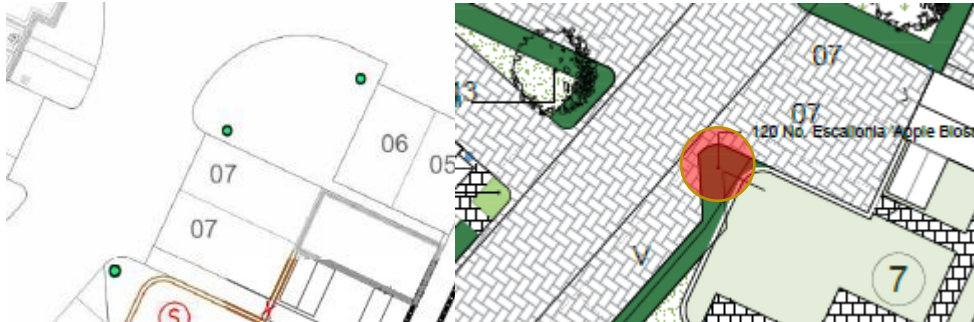
- b. As above, the landscape strategy must also be coordinated with the lighting strategy, ensuring that utility runs are indicated in addition to fixtures to ensure no further conflicts. Current areas of proximity and/or potential conflict are highlighted below and modification is thus requested.

Minor alterations have been made. While the locations remain in proximity, we are confident that the trees can be secured. Closed.





- c. Please reinstate tree adjacent to plot 7, highlighted in red below.

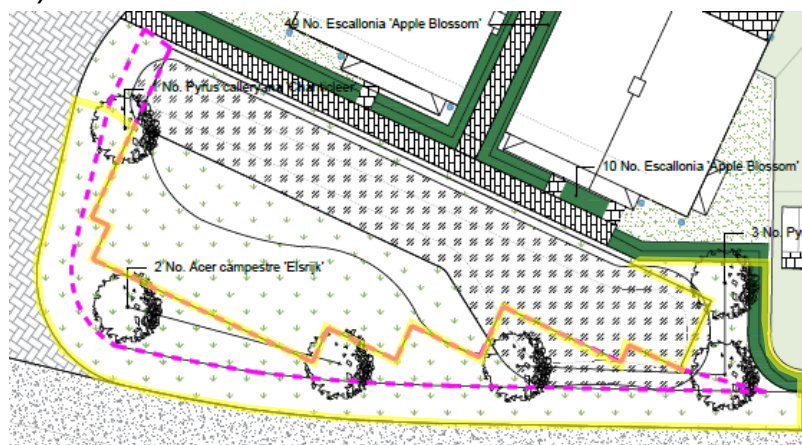


Closed, with thanks.

- d. Further to tree planting conflicts, concerns remain in regard to root barrier locations. While some locations have been included, with thanks, there remain various locations where they are required. In addition, drainage runs have not been factored in and thus we are not confident that all trees can be successfully delivered and established. Please review.

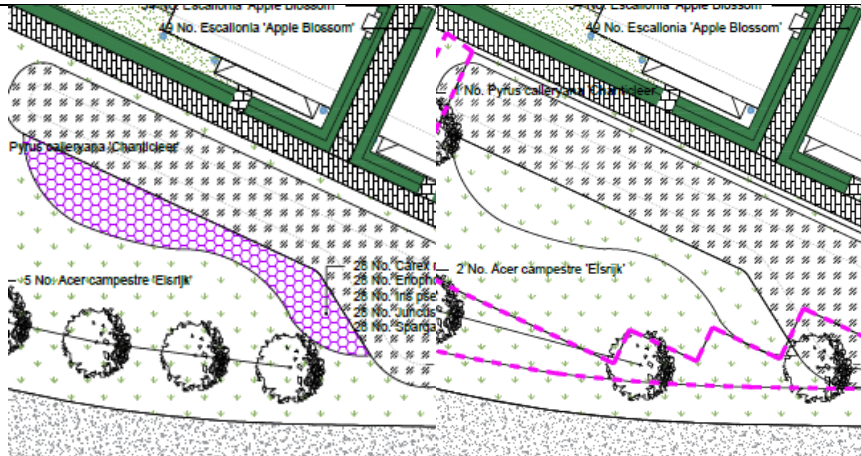
As per ii.a, plans have still not been coordinated to demonstrate no conflict. However, we note the applicant's response dated 14.01.26 stating, "Sigma Homes will closely oversee these works and adjust and add runs of barriers if necessary due to underground conditions as we progress the install". Closed.

- e. As above, please amend the root barrier within the central green to avoid drainage runs and to align with the road to increase available rooting medium. See suggestion below in yellow.



Services route noted, closed.

- f. Please reinstate marginal planting mix as reflected in previous proposals. [DISC/25/0116 below left, current application below right]



Closed, with thanks.

- g. Tree pit details provided under Drawing no: SIG1403-11 Sheet 2, however as requested under DC/21/2697, DISC/24/0005 and DISC/25/0116, details of root cells or similar for the proposed tree and vegetative planting within the commercial parking area, and other areas in proximity to hard landscape, need to be provided. We note in the cover letter (03/12/25) that this has been done, however these details do not appear to have been provided.

Given the limited and compacted rooting medium available for many of the proposed trees, we strongly recommend that trees are planted with root cells (see GreenBlue Urban or similar) to encourage establishment and long-term survival. While strongly advised, this information is not required to be submitted on this occasion. Closed.

- h. As per comments under DISC/24/0005 and DISC/25/0116, additional tree species, such as *Prunus avium*, are advised. The cover letter (03/12/25) details that additional species have been added, however this is not reflected in the submitted information. Please clarify and/or amend.

Sorbus aria added, with thanks. Closed.

- i. Previous proposals indicated 20 Extra Heavy Standard specimens, whereas current proposals indicate 15. Given the concerns raised under DISC/24/0005 which still apply, we request this is reinstated.

Closed, with thanks.

iii. Details of all hard surfacing materials and finishes

- a. No concerns raised.

iv. Details of all boundary treatments including boundary walls and fences

- a. No concerns raised.

v. Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised)

- a. Previous proposals detailed solely low level bollard lighting, however we note that column lighting is now proposed in addition. As per previous comments, column lighting is not advisable in this location. Justification and specification is thus required.

Closed, with thanks.

vi. Details should also include retained historic landscape features and proposals for restoration where relevant.

- a. No concerns raised.

Condition 19

- vii. No part of any phase 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 within that phase 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.

a. No concerns raised

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	07/01/2026 29/01/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	08/01/2026 30/01/2026