



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Hawksbourne Wood Rusper Road Rusper West Sussex
DESCRIPTION:	Approval of details reserved by condition(s) 3, 4, 5, 6 to approved application DC/23/1806.
REFERENCE:	DISC/26/0055
RE-CONSULT:	1 st set of comments in black 2 nd set of comments in blue 3 rd set of comments in green
RECOMMENDATION:	Condition 6: No objection Conditions 3, 4, 5: More Information / Modification Conditions 5, 6: No objection Conditions 3, 4: More Information / Modification Conditions 5, 6: No objection Conditions 3, 4: Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments

Some points have been addressed, with thanks, however outstanding information and slight modification is advised. Please see points 19 and 21 regarding lighting and services, as well as points 6 and 14 regarding species and hard surfacing materials.

2nd set of comments

We are satisfied with the information provided in order to recommend the discharge of Condition 5. Please see advice in relation to watering regimes (point 23).

More information remains requested regarding Conditions 3 & 4. Proposals are improved and more in accordance with those previously approved under DC/23/1806. However, the following information must still be submitted in order to be able to recommend the discharge of Conditions 3 & 4:

- Plan demonstrating coordination of the landscape strategy with underground services and easement zones (point 21)
- Lighting plan and lighting specifications (point 19)
- Signage details (point 20)
- Quantities of individual tree species proposed within the Planting Schedule (point 1a)

Slight modification to pathway materials (point 14) and woodland edge planting (point 2) is also advised.

1st set of comments

We are satisfied with the information provided in order to recommend the discharge of Condition 6.

However, the discharge of Conditions 3, 4 and 5 cannot be recommended due to insufficient information as well as discrepancy between proposals and the landscape strategy approved under DC/23/1806. The current scheme does not demonstrate sufficient regard for the sensitive woodland location as highlighted within the LVIA, therefore modification is required. Please see details below.

MAIN COMMENTS:

Condition 3

No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include

- a) *Planting plans (to include details of hedgerow, ditches and minimum 2-3m wide infrequently cut grassland areas to provide connecting corridors as requirement as identified within the submitted LVIA by Petrow Harley Limited, Feb 2024);*

1. In general, there is discrepancy between planting plans and the landscape strategy approved under DC/23/1806 which was designed to mitigate adverse landscape effects identified in the LVIA. While the layout of the lodges has been altered (approved under DC/25/1635) this is considered to be minor, thus the reduced landscape scheme is queried. Please reinstate as approved or review proposals, highlighting the following:

- a. 2no. native trees are now proposed, in contrast to 35no. proposed under DC/23/1806.

16no. trees are now proposed. This is still considerably less than that indicated under approved DC/23/1806 but is nevertheless an improvement. Increased provision is recommended, however, subject to services plans demonstrating no conflict (see Condition 4.f.21) this is acceptable.

Closed.

- b. The proposed boundaries comprise shrub, groundcover and wildflower meadow, which are unlikely to be deliverable within a shared location, given their differing management regimes. Plans approved under DC/23/1806 detailed wildflower meadow within the amenity space of the lodges and native buffer planting to the boundaries of the lodge areas.

Amended, with thanks. Closed.

- c. Ornamental hedgerow is now proposed to delineate the lodge areas, as opposed to tree and native buffer planting.

Amended, with thanks. Closed.

- d. Ornamental shrubs and perennials are now proposed, as opposed to native buffer planting.

Amended, with thanks. Closed.

2. The LVIA states that ornamental planting should be avoided, thus we request that proposals are amended to reflect native species only. This is in order to mitigate adverse effects on landscape character and on Ancient Woodland in proximity. Alternative species are thus requested for proposed *Prunus lusitanica* 'Myrtifolia' and the mixed planted borders.

Amended, with thanks. Further provision of flowering species is recommended, such as *Fritillaria meleagris*, *Galanthus nivalis*, *Primula vulgaris*, *Cardamine pratensis*, *Galium*

odoratum, *Silene flos-cuculi* and *Myosotis sylvatica*. This information is recommended but not required.

3. 2-3m wide infrequently cut grassland areas have not been proposed. We note 'native buffer planting with infrequent mowing', however this appears to be shrub, groundcover and wildflower meadow which should not be mowed as specified. Please amend or clarify.

Amended, with thanks. Closed.

b) *Written specifications (including cultivation and other operations associated with plant and grass establishment);*

4. Any planting within or adjacent to Root Protection Areas (RPAs) are stated to comply with requirements within the approved Arboricultural Method Statement, however this applies to landscape structures, such as fencing. Please amend, noting that we recommend avoiding planting within RPAs in principle, however where this is not possible, the following should apply:
 - a. New plants within the identified RPAs of retained trees to be in $\leq 3L$ pots.
 - b. All planting within RPA of existing trees shall be notched planted and locally adjusted to avoid tree roots.
 - c. All shrub planting to be undertaken by hand using hand tools only to minimize root damage. If significant roots are encountered, these will be left undamaged and dug around.
 - d. Bulbs where proposed will be planted in random locations manually using dibbers and bulb planters relocating positions where necessary to avoid tree roots.

Amended, with thanks. Closed.

5. We strongly recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed ecological features, particularly Ancient Woodland. Alternative methods for weeding should be considered, except for Schedule 9 species; please refer to pan-uk.org for guidance and [resources](#). Please amend the Grassland and Ecological Corridor Establishment section to state that fertilisers shall not be applied anywhere on site, not just within ecological grassland.

Amended, with thanks. Closed.

c) *Schedules of plants noting species, plant sizes and proposed numbers/densities;*

6. 3no. trees are listed within the schedule, however only 2no. locations appear in plan. Please ensure consistency between documents.

Quantities have not been provided, thus we are unable to establish proportions of the 3no. species proposed. We request that quantities are detailed and further shade tolerant species included in order to deliver a broad diversity thus ensuring biosecurity. We recommend 1-2 additional species are proposed from the following list: *Tilia cordata*, *Taxus baccata*, *Ilex aquifolium*, *Corylus avellana* and *Carpinus betulus*.

To reiterate point 2, the LVIA states that ornamental planting should be avoided to mitigate adverse effects on landscape character, therefore native species should be reflected within proposals. It is therefore regrettable that 10 of the 16 trees are both not native and suburban in nature. Particularly given the proximity to Ancient Woodland, it is recommended that species are native.

7. Native hedgerow is listed within the schedule, however does not appear in plan. In any case, species in Latin names are also required.

Amended, with thanks. Closed.

8. *Anemone racemosa*, assumed to be *Anemone nemorosa*, is proposed within the softscape plan however is not listed within the planting schedule. Please amend.

Amended, with thanks. Closed.

9. 'Ornamental shrubs/perennials – Woodland tolerant mix' is queried. Please provide latin names.

Amended, with thanks. Closed.

d) *Tree pit details.*

10. Indicated within the softscape plans. Please amend to clarify the following:

- a. Tree pit size no deeper than the root system and at least one and a half times as wide to ensure the tree is not planted too deep.
- b. Backfill should replicate existing soil profile by using soil excavated from planting pits, only amended with imported soils if necessary. No fertiliser should be used.

Amended, with thanks. Closed.

Condition 4

No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include

a) *Proposed finished levels and contours showing earthworks and mounding;*

11. The contours provided appear to be existing as opposed to proposed. Please clarify or amend, noting that earthworks and mounding should avoid RPAs.

Not addressed. Notwithstanding 'low retaining walls...to accommodate localised level changes', it is noted within the Hard Landscaping Specification that no significant regrading or mounding is proposed beyond localised adjustments.

We continue to recommend that earthworks and mounding avoid RPAs in order to prevent tree decline, however we are satisfied with the information provided. Closed.

b) *Surfacing materials;*

12. As per point 1, there is discrepancy between hardscape plans and the landscape strategy approved under DC/23/1806 which was designed to mitigate adverse landscape effects identified in the LVIA. Current proposals detail significantly more hardscaped areas than previously approved, resulting in an urbanising appearance that is incongruous with the sensitive woodland character. We are thus unsupportive of newly proposed patio areas and request their removal.

Proposed timber ground level terraces as well as a reduction in hardscaping is welcomed, with thanks.

13. The enlarged parking areas are also requested to be reinstated as approved in regard to size and treatment, which was approved as grassed paving.

Amended, with thanks. Closed.

14. Please reinstate access track to compacted gravel and/or change to buff colouring as specified in the LVIA.

Buff-toned natural aggregate surfacing is proposed, with thanks. However, we note that previously 'informal' paths are now proposed to be resin-bound. We recommend this is amended to reflect natural materials, such as Breedon self-binding gravel, CEDEC gravel, or similar. This is to ensure proposals are not overly urbanising but also to limit plastics within the sensitive woodland environment as a result of resin maintenance and resealing.

Not addressed. While not a condition requirement, the recommendation remains.

15. The decking areas were approved as timber under DC/23/1806. This is preferred, however composite is acceptable provided that colouring is natural; please clarify.

Hardscape plan has not been updated, however edging is not detailed within currently proposed information. Closed.

16. We recommend that proposed border edging is removed, particularly within RPAs, noting that the LVIA states that 'contrived' landscaping should be avoided. Please refer to 3.4.1 of the LVIA.

Amended, with thanks. Closed.

c) *Means of enclosure;*

17. None proposed, thus no concerns.

Hazel hurdle fencing is proposed in combination with native hedgerow, however no concerns are raised.

d) *Car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials;*

18. See point 13.

Closed.

e) *Minor artefacts and structures (for example decking, signage, refuse and / or other storage units, lighting and similar features);*

19. Lighting details and specification has not yet been provided. Please refer to the LVIA and amend.

Not addressed. 6.1.6 of the LVIA states that lighting is restricted to the interior of the lodges, however in contrast, 5.2.4 of the Preliminary Ecological Appraisal (PEA) refers to wall lights, security lights and low level pathways lights. Therefore, there remains uncertainty on lighting locations, spill and temperatures proposed. A lighting plan as well as specifications that adhere to 5.2.4 of the PEA is required, if indeed external lighting is proposed. If so, we recommend that DarkSky approved products are chosen which are sensitive to the woodland location in proximity to Ancient Woodland. Limiting times that lights are on is also requested to provide dark periods in order to limit disruptive effects on the photoperiodism of existing and proposed trees.

The request to secure lighting information under the separate biodiversity condition is understood, however given the lighting comments within the LVIA and the hard landscape lighting requirements, we recommend this is secured from a landscape perspective, prior to discharge. This can be left to the discretion of the officer.

20. Signage details have not yet been provided. Please refer to the LVIA and amend.

Not addressed. 6.1.10 of the LVIA and 5.2.1 of the PEA states, 'the client will commit to erecting signage within the land ownership that explains why the Ancient Woodland must be avoided and indicate clearly its boundaries...visitors will be informed that dogs must be kept on leads on any dedicated routes'. Details remain requested to ensure this is delivered.

Signage information within the Landscape Statement has been submitted, with thanks. No details regarding design, size or locations have been provided, however the information that the signs will display is sufficient on this occasion. Closed.

f) *Proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).*

21. None provided. Please amend.

Not addressed. Please provide, demonstrating coordination of the landscape strategy with underground services and existing easement zones to ensure it can be delivered and that it is not diluted later on in the process.

The utilities coordination plan within the Landscape Statement has been submitted, with thanks. It is noted that underground services are located partially within the RPA of an existing tree and in proximity to proposed trees. This is considered acceptable, however slight adjustment is advised in addition to use of root barriers.

Condition 5

No development above ground level shall take place until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should include the longterm design objectives, management responsibilities, specifications, maintenance schedules and periods for all hard and soft landscape areas, and including all woodland,

hedgerows, trees, meadow, native buffer and sedum roofs, including maintenance operations to deal with invasive species identified, together with a timetable for the implementation of the LMMP. The LMMP shall include details of the arrangements for its implementation and shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent for any variation.

22. More detailed information is required throughout; for example, 'weed control' and 'seasonal maintenance' is not enough detail.

[Amended, with thanks. Closed.](#)

23. As above, please provide information on watering and mowing/pruning regimes for successful establishment of each landscape feature; to include trees, native shrubs, hedgerow, groundcover, wildflower meadow and green roofs.

[Amended, with thanks. We recommend that newly planted trees are watered twice a week during the first year during dry periods. More generally, watering newly planted trees is recommended to be weekly throughout May-September and as necessary thereafter, for a minimum of three years following planting. However, this information is not needed to be submitted. Closed](#)

24. A maintenance timetable for all features is required, particularly for the green roofs and wildflower meadow which are prone to failure without correct maintenance.

[Written maintenance schedule is appropriate in lieu of a timetable, with thanks. Closed.](#)

25. Please include when stakes, ties and guards are to be removed; we recommend this is upon successful establishment or after 4 years of planting, whichever is sooner.

[Amended, with thanks. Closed.](#)

26. As per point 5, please amend documentation to remove mention of spot or targeted weed treatments and specify alternative methods or hand weeding alone by careful digging or selective scything.

[Amended, with thanks. Closed.](#)

27. Please amend 'injurious weeds' to Schedule 9 species.

[Amended, with thanks. Closed.](#)

28. More information is requested in regard to the removal of Schedule 9 species, such as Variegated yellow archangel, as cited within the LVIA and Preliminary Ecological Appraisal approved under DC/23/1806.

[Amended, with thanks. Closed.](#)

Condition 6

A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, November 2023) shall be submitted to and approved in writing by the local planning authority.

29. No concerns.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	10/04/2026 18/06/2026 15/07/2026

SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	10/04/2026 19/06/2026 16/07/2026