HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Copse Worthing Road Horsham West Sussex
DESCRIPTION:	Approval of details reserved by conditions 5, 7, 8 and 9 to approved application DC/24/0622
REFERENCE:	DISC/26/0308
RECOMMENDATION:	Condition 5: No comment Condition 7: Modification Condition 8: No comment Condition 9: Holding Objection / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

The discharge of Condition 9 cannot be recommended as conflict is noted between underground services and the landscape proposals. The drainage and services layouts result in services being located underneath or in proximity to proposed trees, which as a result will be unlikely to be delivered and/or able to establish and be retained in the long term. The proposed trees are key to the general amenity of the development, particularly along the road which was a key mitigation measure within the LVA under DC/23/1350; see landscape comments under DC/26/0355 (point 2d) for context.

Given the limited opportunity for street tree planting, underground services must be adjusted to avoid potential or future conflict, to ensure both strategies can be delivered, avoiding trees located within easement zones. As discussed under DC/26/0355, the provision of root cells and root barriers is also expected to be detailed at this stage.

Minor modification is requested in order to recommend the discharge of Condition 7.

No comments provided for Conditions 5 & 8, as details are not pertinent to landscape.

MAIN COMMENTS:

Condition 7

No development, with the exception of demolition, shall commence until construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement has been submitted to and approved in writing by the Local Planning Authority (in agreement with the Local Lead Flood Authority), avoiding the Root Protection Areas of trees. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (Price & Myers, NO DATE, Revision 3) and Drawing 31276/6000 (Drainage Strategy by Price & Myers, 23/07/2024, revision P2) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved drainage scheme.

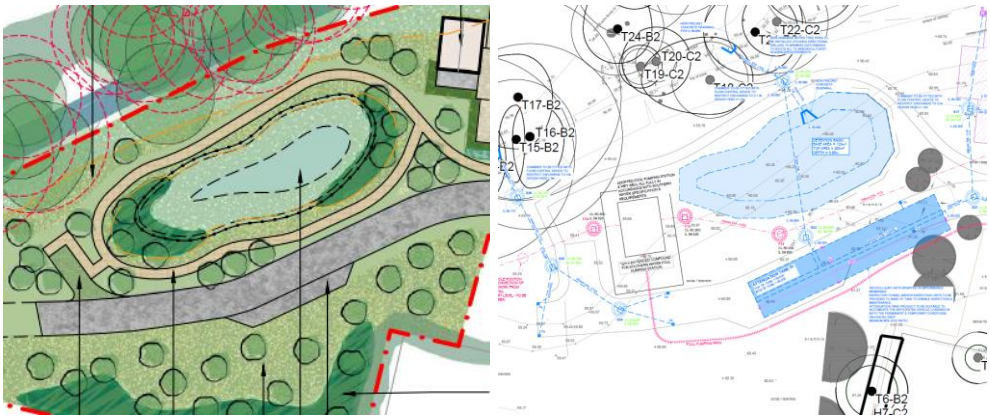
1. Headwalls are noted to be precast concrete, which is not considered to have amenity value. Please amend to reflect a softer, more naturalistic design such as stone cladding.

2. An additional outfall is proposed to the west of that previously approved under DC/24/0622, located within the RPAs of offsite trees, contrary to the condition requirements. While this is unlikely to give rise to adverse effects, the advice of HDC's Arboriculturalist is recommended to be sought.

Condition 9

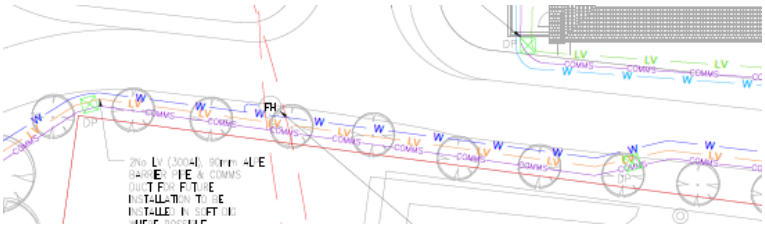
No development, with the exception of demolition, shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing, ensuring the services are clear of Root Protection Areas of trees. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

3. Modification is required in order to demonstrate no conflict with the landscape strategy. Please address the following:
    a. Multiple discrepancies are noted within the tree layout. Please amend plans to reflect the most up to date tree layout (see Site Layout and Illustrative Landscape Masterplan under DC/26/0255).
    b. The location of the pumping station has been relocated, resulting in a further reduction in tree provision. Justification is sought as to why it can no longer be provided to the west of the parking area. In any case, the missing trees must be provided elsewhere.

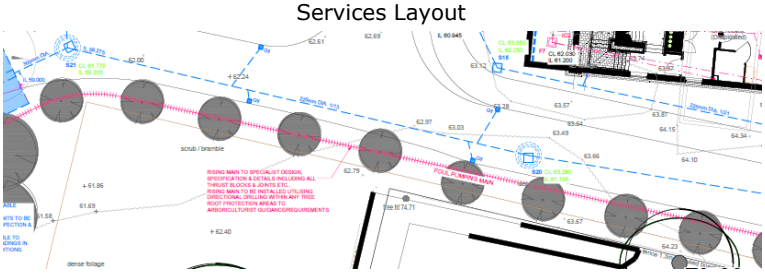


[LEFT] Layout under DC/24/0622 & DC/26/0255, [RIGHT] Current Drainage Layout

    c. Discrepancies in tree layout notwithstanding, amendments must be made to underground services in order to avoid conflicts which are observed throughout the scheme. The access road is highlighted as being of key importance.



Services Layout



Drainage Layout

4. Trees proposed in proximity to underground services and hardscape in general have limited chances of successful establishment due to insufficient and compacted rooting medium. The proposed trees are key to the general amenity of the development, thus the inclusion of root barriers and root cells to increase the volume of rooting medium

	is requested, as previously discussed under DC/26/0355. Please refer to guidance from GreenBlue Urban here. Locations of proposed barriers and cells must be indicated in plan and details provided.
RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	12/10/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	13/10/2026