



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	38A York Close Southwater Horsham West Sussex
DESCRIPTION:	Approval of details reserved by conditions 3 and 4 to approved application DC/22/0692
REFERENCE:	DISC/26/0265
RECOMMENDATION:	Condition 3: No Objection Condition 4: No Objection / Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The information provided is satisfactory in order to discharge Conditions 3 and 4, however please refer to the advice given in regard to landscape proposals below.

MAIN COMMENTS:

Condition 3

No part of the development hereby permitted shall occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

1. No concerns on landscape grounds.

Condition 4

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 retained*

2. No concerns.

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

3. No densities, numbers or tree pit details provided, however this is deemed acceptable on this occasion. The following is advised:
 - i. Species rich native hedgerow should contain 50% Crataegus monogyna and 50% of minimum 4no. other species which can include Prunus spinosa, Corylus avellana, Carpinus betulus, Acer campestre, Ilex aquifolium, Viburnum opulus, Euonymus europaeus and Frangula alnus.
 - ii. 5no. 60-90cm 1+1 whips should be planted per linear meter, offset by approximately 30cm.
 - iii. Bare root plants to be planted Nov-Feb.

4. Please also ensure that the Rhododendron proposed is not Rhododendron ponticum; this species is highly invasive and listed within the five most commonly found invasive non-native plants in the UK.

c) *Details of all hard surfacing materials and finishes*

4. No concerns.

d) *Details of all boundary treatments*

4. No concerns.

RECOMMENDED CONDITIONS:

N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	24/09/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	24/09/2026