

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Horsham Horsham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 8 to approved application DC/16/1677 (Phase 2).
REFERENCE:	DISC/26/0145
RECOMMENDATION:	Advice / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Modification is recommended in order to improve the quality of the scheme and to ensure it is landscape-led. While details can be modified during forthcoming proposals, it is important to secure principles at this stage to limit the dilution of proposed strategies later on. See detailed comments below.

MAIN COMMENTS:

Condition 8

No later than the submission of the first application for approval of Reserved Matters within a Phase, a Phase Wide Design and Landscape Strategy for that Phase, setting out details of any principles relevant to that Phase, shall be submitted to and subsequently approved, in writing, by the Local Planning Authority. The Phase Wide Design and Landscape Strategy shall demonstrate how the development will comply with the design principles set out in the Design and Access Statement (prepared by Liberty, March 2017) and the mitigation measures set out in the Landscape and Visual Impact Assessment and how these principles are to be applied and followed throughout the development, including:

i. details of individual character areas,

1. Modification is requested for the Channells Gate Character Area. Given the highly sensitive abutting priority woodland, this area should reflect a low density and informal character and layout, as envisaged for the Bush Hamlet Character Area. A large, wooded buffer is requested between proposed development and the priority woodland in order to protect, conserve and enhance the woodland in line with HDPF Policies 25, 31 and 33.
2. As above, the southern areas of Owlscastle Fields Character Area should also reflect a lower density and informality given the abutting green infrastructure associated with Channells Brook, the sloping topography and the connecting priority woodland.

ii. placemaking objectives,

1. No concerns raised.

iii. indicative layout,

1. No concerns raised, noting that slight adjustments may be required during detailed proposals in order to protect, conserve and enhance landscape features and character.

iv. development mix

1. No concerns raised.

v. *hardsurfacing and external finish materials for residential, commercial and community use areas*

1. No concerns raised.

vi. *sustainable landscape construction principles, including an outline Phase wide soil resource plan in accordance with codes of landscape best practice;*

1. Natural Habitats & Wildlife

a) As with the other buffers listed, please include a minimum distance in metres for the buffer zone adjacent to existing watercourses. We recommend this is at least 5m to resist changes to topography in proximity to sensitive riverbanks.

2. Inclusive Access

a) We request that the design hierarchy within [HDC's Inclusive Spaces Guide](#) is followed for play provision. Please add.

3. Waste

a) Please add 'or left in situ where appropriate' after 'Felled trees and vegetation to be chipped and reused as mulch'.

4. Sustainable Water.

a) Please amend 'appropriate engineered solutions' to 'landscape led solutions' as there is scope site wide to explore SuDS beyond attenuation basins, crates and swales. See point viii.d.1.

5. We advise that a further heading of 'Climate' is included. This should include principles relating to emissions, locally sourced materials, water storage and measures to reduce urban heat island effect.

vii. *provide principles, approximate heights, materials and acoustic expectations of all bunds;*

1. No noise attenuation bunds proposed within Phase 2, therefore no concerns raised.

viii. *the landscape strategy for the Phase including:*

a. *Landscape design principles for green corridors, open spaces, streets, mews and lanes, squares and car parking areas;*

1. It is advisable that purposes, functions and target audiences of all Key Open Spaces are specified in line with OSSR typologies. For example, it is unclear if the Bailey Road open space is amenity greenspace or natural and semi natural space.

2. While illustrative plans are indicative only, wetland areas should ideally be labelled in addition to existing labels.

3. Please specify that generally no more than two tandem spaces are to be provided for each dwelling. (pg.124).

b. *A general arrangement plan indicating location and size of hard and soft landscape areas including landscape buffers, open spaces SuDS, car park areas, other vehicle and pedestrian access and circulation areas, children's play areas, exercise trails, noise reduction measures, earth mounding, etc.,*

1. None provided, however this can be secured during detailed proposals.

c. *Design principles and themes for planting including street trees, amenity areas, naturalistic and native species, structural planting and wildflower seeding;*

1. While marginal planting is welcomed, reliably and/or permanently wet areas are required for it to successfully establish. However, the associated attenuation basins proposed are typically dry, as noted within the document. Please amend to associate marginal planting with wetland or pond areas.

2. Nevertheless, attenuation basins should be included within the planting strategy and proposed to be planted with variations in vegetation structure, such as shrub planting, in order to blend aesthetically into their surroundings. Please specify attenuation basin planting as a typology.

3. Please specify that street trees along primary and secondary streets (pg.84-85) should reflect species chosen for their large size at maturity and their dense canopies in order to provide shade, in line with sustainability principles.

4. It is additionally recommended that multiple species are delivered for street tree planting to avoid urban monocultures, and for biosecurity and seasonal interest. Please amend.
- d. *Design principles for Sustainable Drainage Systems (SuDS) including ponds, swales and basins to ensure that these are of a naturalistic appearance well integrated into the landscape, designed to be beneficial to wildlife and ecology and having regard to the Airport Operators Association Safeguarding Advice Note 3: Wildlife Hazards Around Aerodromes (August 2016).*
 1. There is an overreliance on attenuation basins and engineered systems, as opposed to landscape led solutions which is the preferred approach. We recommend addressing accordingly, incorporating features such as rain gardens, rills, reedbeds and blue green roofs.
- e. *Hard landscape palette for surfacing, fencing, walls, street furniture, lighting columns/ lanterns;*
 1. Timber equipment is recommended to have steel footings to prolong longevity and avoid rotting. Please address accordingly.
 2. Primary and Secondary Road lighting colour temperatures should be 2700K or warmer within ecologically sensitive areas, noting that WSCC standards state that these temperatures can be adopted and are advisable in special circumstances. Please amend.
 3. Please specify a colour temperature of 2700K for the Kirium bollards in order to be sensitive to the high proportion of ecologically and landscape sensitive areas throughout the scheme.
 4. Limiting the times that lights are on is also requested, providing dark periods in order to limit disruptive effects on the photoperiodism of existing and proposed trees.
 5. Under 'Brickwork' (pg.128), please amend to include the use of feature bricks and patterns as an accent material within boundary brick walls abutting the public realm, in order to enhance visual amenity.
- f. *A Play Strategy detailing the location of different types of play area, appropriate buffer zones to each play area, target age group for each play area, illustrative play equipment for each equipped area and design themes for each play area.*
 1. More emphasis on inclusivity and accessibility is recommended to be made within the Play Strategy (pg47-48). As per point vi.2.a, it is requested that the design hierarchy within [HDC's Inclusive Spaces Guide](#) is followed.
 2. Buffer zones have not been indicated, however these can be provided during detailed proposals.
 3. Target age groups have not been detailed, however this is acceptable at this stage.
- g. *The timing of provision of strategic open spaces.*
 1. No timing details provided, however no concerns raised on landscape grounds.

RECOMMENDED CONDITIONS:

N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	16/06/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	17/06/2026