



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mowbray Phase RM7 Rusper Road Horsham West Sussex
DESCRIPTION:	Approval of details reserved by conditions 4, 6 and 8 to approved application DC/21/1427
REFERENCE:	DISC/25/0405
RE-CONSULT:	1 st set of comments in black 2 nd set of comments in blue 3 rd set of comments in green
RECOMMENDATION:	Modification Modification / More information Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments

Some comments addressed, with thanks. Outstanding concerns remain, such as the loss of 4no. trees, the divergence of planting from that approved under DC/21/1427 and the lack of EV charger specification, however these can be taken as advice. The information submitted is sufficient to recommend the discharge of Condition 4.

2nd set of comments

Trees have been reinstated, with thanks, however further information needs to be provided in order to discharge the requirements of Condition 4.

1st set of comments

No comments provided for Condition 8 as details are not pertinent to landscape.

No concerns with Condition 6 are raised on landscape grounds.

More information/modification is requested in order to recommend the discharge of Condition 4. Please see details below.

MAIN COMMENTS:

Condition 4

Prior to the first occupation of any part of the development hereby permitted, 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:

- *An updated plant schedule specifying plant numbers*

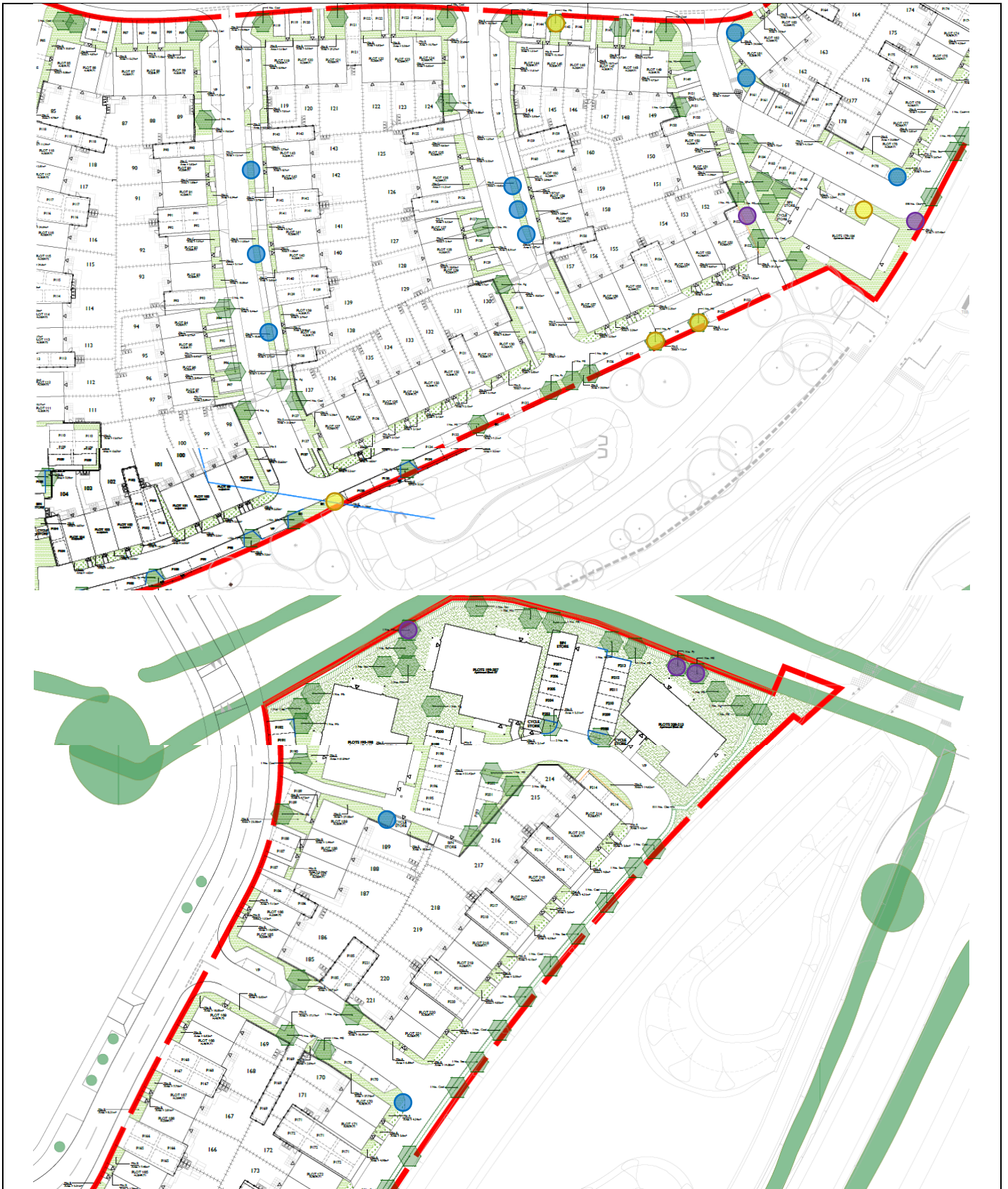
1. While the greater variety in tree species is welcomed, we note that 16no. trees are missing from proposals (please see blue highlights indicating locations below) which must be reinstated.

Adjustments to locations notwithstanding, all trees have been reinstated, with thanks.
Closed.

4no. trees have been removed from the scheme (not inclusive of 5no. relocated trees).
It is strongly encouraged that these are re-instated or relocated elsewhere on site [see yellow highlights indicating removed trees and purple indicated relocated trees].

Further, while not of concern, a drawing error is noted in Sheet 2 (large root barrier spanning the site).





2. PL7 (Emorsgate EH1 Hedgerow mixture) has been removed from plans and the schedule and replaced with 'good quality hardwearing turf'. This is acceptable in areas of high footfall, however in line with section 5.9.3 of the Ecological Mitigation and Management

Plan (EMMP) under DC/21/1427, this must be reinstated either in full, or at minimum around hedgerows.

Not yet addressed. Please review.

Not yet addressed. Plans conflict with those approved under DC/21/1427, however this outstanding concern is deemed minor on this occasion. Closed.

- *Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment*
 - 3. As per point 2, please include written specifications for establishing Emorsgate EH1 Hedgerow mixture.
Not yet addressed. Please review.
Not yet addressed. The Landscape Specification submitted is unchanged from the previous revision (A). However, this outstanding concern is deemed minor on this occasion, therefore we advise that [manufacturer guidelines](#) are followed. Closed.
 - 4. 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. Alternative methods for weeding should be considered; please refer to pan-uk.org for guidance and [resources](#).
Please amend section 3.8 of the Landscape Specification accordingly to remove mention of herbicide and reflect alternative methods as above or hand weeding alone by careful digging or selective scything.
Closed, with thanks.
- *Coordination of boundary treatments plans with ecological enhancement measures set out in the Ecological Mitigation and Management Plan, dated June 2025.*
 - 5. Section 5.9.6 of the EMMP states that Gaps of approximately 13cm x 13cm will be provided within the fences at the bottom of every garden. Please specify this within the Boundaries Plan or Landscape Specification, as per comments under DC/21/1427.
Not addressed. Please review.
Closed, with thanks.
 - 6. See point 2 regarding Emorsgate EH1 Hedgerow mixture.
Not addressed. Please review.
Not addressed. See point 2. Closed.
- *Details of minor artefacts and structures – such as EV chargers – including location, size, colour and specification*
 - 7. Not addressed.
Specification/size/colour not yet provided, and locations indicate parking spaces as opposed to charging points. This information remains required in order to discharge this condition.
Not yet addressed. However, this outstanding concern is deemed minor on this occasion. Closed.
- *Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as retaining walls, banking etc - including cross sections where necessary*
 - 8. Not addressed.
Not addressed.
Reference to *Engineers drawings for existing and proposed levels IEP_001_017_500 series External Levels Layouts* is noted. These have not been submitted within the application, however the inclusion of gradients within gardens are welcomed, with

thanks. Areas of 1:3 slopes are noted to be of some concern given the resulting reduced useable private space, however these are minor in contrast to the entire scheme.
Closed.

- *Proposed locations of tree root barriers in relation to proposed and existing functional services.*
 9. We note reference to installing root barriers within the Landscape Specification, however we continue to request the locations are indicated in plan. As per comments under DC/21/1427, this is pertinent for trees situated within or on the edge of easement zones.
Not addressed. Please review.
Closed, with thanks.

Condition 6

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

10. No concerns on landscape grounds.

Condition 8

Prior to the first occupation of each dwelling, the necessary inbuilding physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

11. No concerns on landscape grounds.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	05/02/2026 16/03/2026 19/05/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	05/02/2026 17/03/2026 19/05/2026