



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Lock House Lock Partridge Green West Sussex
<b>DESCRIPTION:</b>	Conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. (Full Application)
<b>REFERENCE:</b>	DC/25/0037
<b>RECOMMENDATION:</b>	Advice
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
<p>With the exception of minor changes to the landscape appraisal, the landscape proposal is unchanged from proposals under previously refused DC/24/1667, therefore our advice remains unchanged and is repeated here for ease:</p> <p><i>Little to no visual change is anticipated to be noted from the development proposals from public right of way (PRoW) 2368 or from PRoW 1863. The changes are considered appropriate to the countryside location and reflective of the existing vernacular, therefore no concerns are raised with the principle of development or likely effects on the character of the site and wider area or visual amenity of the area.</i></p> <p><i>Notwithstanding the above, the site abuts Ancient Woodland (AW) on the northeastern boundary, and therefore proposals must not cause loss or deterioration of this irreplaceable habitat that is highly significant to both the character and the ecological function of the area. See advice below.</i></p> <p><i>In addition, a Landscape Management and Maintenance Plan should be submitted in order to deliver the landscape strategy, which may be secured via condition.</i></p>	
<b>MAIN COMMENTS:</b>	
<ol style="list-style-type: none"><li>1. We note discrepancy between proposed plant species within the proposed Landscape Plan, Design and Access Statement (DAS) and Landscape Site Appraisal (LSA).</li><li>2. Concern is raised with Portuguese laurel and rhododendron as proposed within the LSA. In order to conserve and protect the abutting AW, proposed species should be native and locally sourced, in line with guidance found on woodlandtrust.org.uk. The yew hedging as proposed in the Landscape Plan, for example, is native and deemed as suitable.</li><li>3. Rhododendron ponticum is highly invasive and listed within the five most commonly found invasive non-native plants in the UK. <a href="#">Government guidance</a> recommends removal and careful management.</li></ol>	

4. Given the rural character of the location and proximity to irreplaceable AW which can be lost or deteriorated due to increasing levels of light pollution, lighting design should be sensitive and outside lighting restricted or absent in order to avoid light pollution and thereby potential adverse effects. Lighting details are requested.

**RECOMMENDED CONDITIONS:**

**External Lighting/Floodlighting**

**Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a detailed lighting scheme shall has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional’s Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

In addition, the design shall be based on guidance from SDNP Dark Skies Technical Advice Note Version 2 and The Bat Conservation Trust guidance note 08/23, and include:

- 3000Kelvin or warmer
- 500 Lumens or below
- Where appropriate, use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.
- Horizontally mounted luminaires with no light output above 90° and/or no upward tilt.

The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

**Landscape Management and Maintenance Plan**

**Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

<b>NAME:</b>	Elly Hazael Trainee Landscape Architect (Planning)
<b>DEPARTMENT:</b>	Specialists Team - Strategic Planning
<b>DATE:</b>	11/02/2025
<b>SIGNED OFF BY:</b>	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
<b>DATE:</b>	12/02/2025