



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land East of 1 To 25 Hayes Lane Slinfold West Sussex
DESCRIPTION:	Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782
REFERENCE:	DC/25/2006
RECOMMENDATION:	Holding Objection / More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>No concerns are raised to the proposed development in principle. However, further consideration should be given to the site layout, particularly with regard to the retention and safeguarding of the existing mature treeline adjacent to Hayes Ln, which is identified as having high landscape value. In order to meet the criteria of Policy 7 of the Slinfold Neighbourhood Plan and to comply with HDPF Policies 25, 26, 31 and 33 (6) in mitigating adverse effects on landscape character and visual amenity, the root protection area (RPA) of this treeline must be both modified and avoided, in concurrence with comments made by HDC's Arboriculturalist.</p> <p>Key concern is also raised with the lack of consistency across plans, including tree retention and landscape strategy, which must be reviewed.</p> <p>Furthermore, the identified landscape and visual effects have not been sufficiently mitigated in order to be satisfied that the rural qualities experienced within the site and public rights of way can be retained. Further considerations must also be made in order to secure the open space strategy in tandem with BNG requirements.</p> <p>In addition, we advise that SuDS proposals are revised to be landscape-led and address the unmet design criteria, which will additionally enhance the overall drainage strategy.</p>	
MAIN COMMENTS:	
<u>LVA & Layout</u>	
<ol style="list-style-type: none">1. Of key concern is the approach to mitigation, which should influence proposals based on findings of the LVIA. The mitigation descriptions are vague and are not all evident within the Landscape Strategy, despite being noted as being incorporated under section 6.3. These	

descriptions should be clearer, as opposed to, for example, 'New landscaping', and should be fully incorporated within the Landscape Strategy.

2. Further, while the LVIA identifies the mature tree line adjacent to Hayes Ln as of 'high landscape quality, value and sensitivity due to their contribution to the treed character of Hayes Lane and the wider landscape', the encroachment of its collective RPA (root protection area) is a cause of concern. We echo comments made by HDC's Arboriculturalist in regard to modifying the RPAs and consequently the layout on account of Hayes Ln.
4. The proposed layout must entirely avoid development within modified RPAs in order to secure their retention and longevity and in order to demonstrate compliance with BS 5837:2012 5.3.1. This can be done by pulling built form away from the treeline.
5. In addition, we recommend the layout is softened by loosening the regimented positioning of the plots, particularly along the eastern and southern parcels which are very urban in character. This could be achieved by adjusting the road to be more organic and meandering, delivering a less abrupt edge of settlement, while creating a better design transition into the countryside, in line with retaining the rural village feel of Slinfold as per the Slinfold Parish Design Statement.
6. Please note that areas of advance planting as expected as part of mitigation measures, particularly within existing buffers. This can be delivered alongside the enabling operations/protective fencing to the existing trees and will deliver part of the landscape strategy early on, creating opportunity for boundaries to establish during construction, being more effective at reducing identified adverse effects from day 1.
7. We note various instances of tandem parking in sets of 3. These should be a maximum of 2-aside to limit large areas of parked vehicles which are considered an urbanising detractor to the rural surrounds.



Landscape and open space strategy

8. While no detailed landscape proposals have been submitted and thus proposals are indicative, there are discrepancies in tree layout within the open space provision to the east and south:
 - a) The Planning Layout details circa 5no. trees retained
 - b) The Tree Removal and Protection plan details circa 50no. trees retained.
 - c) The Illustrative Landscape Strategy details some existing woodland retained.
 - d) The Development Framework Plan details circa 3no. trees retained.
 - e) The Post Development Retained Habitats Plan details circa 5no. trees and some existing woodland retained, though these are different from other documents.
9. Further, the Post Development Created Habitats Plan within the BNG Report indicate that the vast majority of the open space is proposed to be woodland, however the Illustrative Landscape Strategy indicates various areas of wildflower meadow with mown paths, open space, picnic areas and 'areas of shorter mown grass will be included at the edge of the development to encourage active games/recreation'. While these features can be incorporated within woodland clearings, this is not sufficiently detailed within the strategy, plans or Bird's Eye Visual.
10. Please amend all plans to ensure consistency, particularly in regard to retained and proposed tree planting.
11. In addition, please note that The Tree Removal and Protection plan should be coordinated and updated to reflect proposed SuDS.

12. The public open space calculations and Open Space Typologies Plan is welcomed, however please note that the calculations should be based on Horsham District Council's Open Space, Sports & Recreation Review 2021 (OSSR) as opposed to FiT (Fields in Trust). As such, the typology requirements are as follows:
- a) Allotments: 156m²
 - b) Multi-functional Greenspace: 3811m², of which:
 - i. Parks and Gardens: 1198m²
 - ii. Amenity Greenspace: 503m²
 - iii. Natural and Semi-Natural Greenspace: 2109m²
 - c) Children and young people: 78m², of which:
 - i. Children: 43m²
 - ii. Young people: 35m²
13. Given points 8-10, the typologies should be amended to better reflect the descriptions of typologies as set out within the OSSR. These are repeated below for ease:
- a) Natural and Semi-Natural Greenspace**
Includes woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. downland, meadow), heath or moor, wetlands (e.g. marsh, fen, wastelands (including disturbed ground)), and bare rock habitats (e.g. quarries) and commons. Such sites are often associated with providing wildlife conservation, biodiversity and environmental education and awareness.
 - b) Amenity Greenspace**
Sites offering opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas. It includes informal recreation spaces, village greens and other incidental space.
 - c) Parks and Gardens**
Covers urban parks and formal gardens (including designed landscapes), which provide accessible high-quality opportunities for informal recreation and community events
14. As per point 9, if woodland is proposed throughout the site, the Amenity Greenspace typology must be recalculated. Please note, as per the OSSR, Amenity Greenspace must be:
- a) A minimum size of 0.05 ha with a minimum dimension in length or breadth of 20m.
 - b) Suitable for informal recreation pursuits such as 'kickabout' football, picnicking, kite flying and dog walking.
15. Please note in addition that SuDS schemes will not be counted towards the quantity standard of amenity greenspace.
16. We note proposed provision of natural play areas and features located throughout the site:
- a) The Illustrative Landscape Strategy details 7no. locations
 - b) Section 7.2 of the Design and Access Statement details 6no. locations
 - c) The LVIA details 1no. natural play area located in the south of the Site.
17. Given the deficit in play opportunities for children and young people in Slinfold, we are satisfied for offsite contributions to be forgone in favour of providing a high-quality play area and social space that is stimulating for a variety of ages. This should be located to the north-east of the site in proximity to the Downs Link, in order to ensure it is well used by future and existing residents as well as users of the Downs Link.
18. The Illustrative Landscape Strategy refers to a new cycleway; clarification is requested if this is to be a shared surface with the public footpath and that suitable width and surfacing is provided.

SuDS

19. Proposals do not comply with Policy 4.4 of the Slinfold Neighbourhood Plan, which requires development proposals to follow best practice in Sustainable Drainage techniques. The SuDS proposals focus on end of pipe solutions and as such, do not align with the 4 pillars of SuDS which include amenity, water quality, water quantity and biodiversity. We encourage revisiting the surface water strategy to address the unmet pillars of Amenity and Biodiversity, as set out within the Drainage Strategy under 7.4.1, 'combine water management and green

space with benefits for amenity, recreation and wildlife'. There may be scope to introduce additional features, including:

- a) Bioretention areas.
- b) Rain gardens.
- c) Vegetated swales.
- d) A wildlife pond, which could provide opportunities such as pond dipping or a viewing platform.
- e) Blue green roofs on ancillary structures such as garages.

If proposed, we expect to see details within the planting proposals and specific maintenance within the LMMP.

RECOMMENDED CONDITIONS: If you're minded to recommend the application for approval without the concerns addressed above please get in touch as specific conditions will be required.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	02/02/26
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	05/02/2026