



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	New Place Nurseries London Road Pulborough West Sussex
DESCRIPTION:	Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.
REFERENCE:	DC/24/1676
RECOMMENDATION:	Objection / More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Concern is raised with the significant change between the framework plan and the current proposals. This is undermining the landscape strategy and must be reviewed. The current scheme is not sensitive to its setting and considered to give rise to significant effects on the landscape character and amenity of the area.

In addition, further information is requested as well as consistency between plans in order to make an informed assessment.

Please note that we concur with comments made by HDC's Arboriculturalist in regard to seeking justification for the layout conflicting with the minimum recommendations of root protection area (RPA) encroachment of trees, as our chief concern is with the safeguarding of existing, mature landscape features in order to conserve the landscape character.

MAIN COMMENTS:

Development Framework overlay/ concept masterplan:

1. Significant changes have been made to the framework plan and concern is raised with the effect this has on the existing landscape features; but also the landscape concept design and key features, such as the landscape framework and the viewing corridor through the site, which is now significantly diluted.
2. The planted corridor (noted as 2, within the illustrative layout under DC/24/1676), has been removed and the proposed dwellings moved hard against the footpath/road. The original concept had been introduced to mitigate some of the development effects. The wider landscape buffer within this alignment was proposed to filter views and soften the

appearance of the development in the elevated position. As such, this must be reinstated as it's an important mitigation measure and considered as part of the acceptability of the scheme.

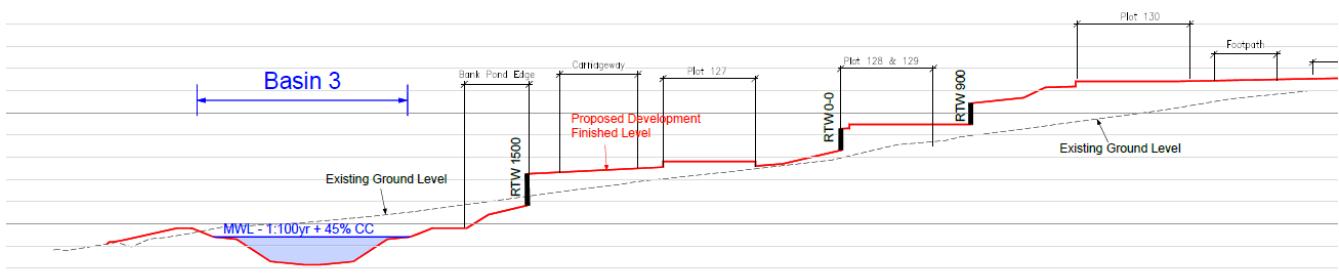
3. The close proximity of the development parcels to the existing landscape features must be reviewed and closely align with the approved parameter plan. The original strategy retained and enhanced existing landscape character features, key to the character of the area and considered as part of the landscape mitigation measures embedded within the scheme. The current proposal is in part encroaching within RPA's and does not comply with BS in places, placing these features at risk.

In addition to specific comments and recommendations made below, we request the following information prior to determination:

4. Plan demonstrating coordination of landscape proposals, tree planting, underground services and lighting. We note that the main avenue of trees is included within drainage proposals, however there are discrepancies with this and the landscaping proposals. Notwithstanding this, the entire tree scheme must be reflected.

Levels

5. We are cognisant of the challenges with the site's topography, however current proposals encroach into trees RPA's and create building platforms that significantly change the existing topography and create the need for significant cut and fill and high retaining walls. We expect the setting out of the development to be more sensitive to the existing landform and explore siting the building plateaus working with the land levels (including orientation of buildings too) rather than imposing it. Please review.
6. We highlight for example the retaining walls to the north of each attenuation pond. 1.5m drops is of concern and would require balustrades to be added. All of these highly engineered interventions do not lead to sensitive design or a landscape led scheme.



7. The levels plan does not appear to reflect contours or retaining walls fully. For example, clarification is requested for the area highlighted in yellow, below. Is a retaining wall also needed near the footpath?



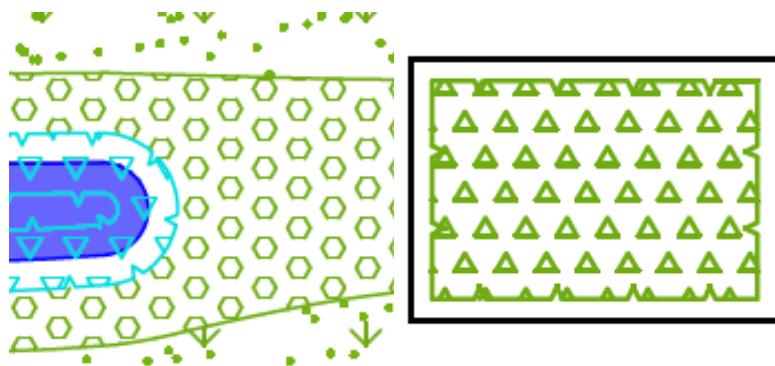
Soft landscaping

8. Where needed, retaining walls must be softened in order to better blend in with the surroundings and not appear out of place. Where appropriate, we recommend planting hedgerow in front and back of the walls, kept to a height of 1.2m above the ground level from the top of the walls.
9. We note that landscape proposals do not cover the entirety of the scheme, therefore key areas are absent for review, including the westernmost edge and areas surrounding the north-south treelines. Please provide detailed plans for the entirety of the scheme, including a key. See rough sketch below indicating the missing areas.



10. North-south tree lines such as G18 are proposed to be removed in Arboricultural plans, however these are shown as 'Existing trees / vegetation retained' in the Landscape Masterplan/ approved parameter plan. As above, the Landscaping Proposals do not cover this area, therefore further information is required to be submitted. We request that these are retained as they're seen as key structural feature that positively contributes to the landscape framework and to embed the scheme into the landscape.
11. Tree species and sizes are detailed within the Planting Schedule, however we request to see this information within the landscape proposals in order to assess suitability.
12. We note the removal of the orchard from the proposals. Please reinstate

13. Clarification is requested in regard to the hexagonal hatch [below, left] which does not appear in the legend, and if it is meant to indicate reedbed [below, right].



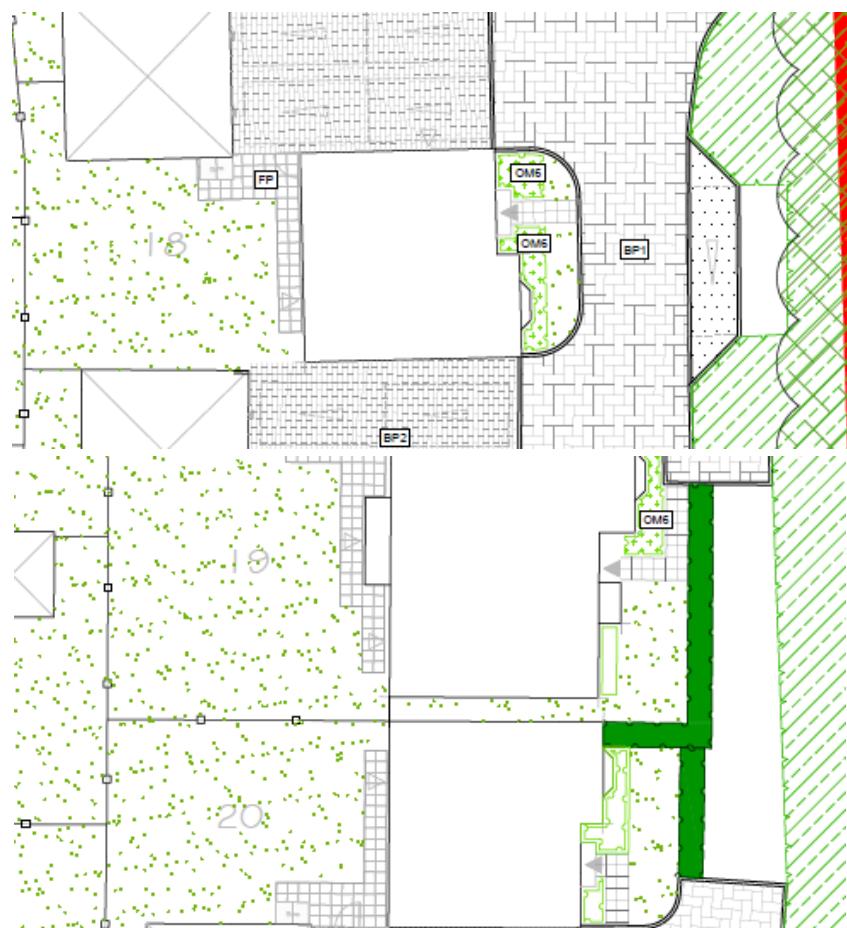
14. Clarification is requested in regard to the green diagonal hatch [below] which does not appear in the legend. It appears that these areas illustrate retained groups of trees and vegetation, however Arboricultural plans indicate their removal.



15. Please include the following species within the Planting Schedule:

- 'Aquatic/Marginal/Wetland'
- 'Reedbed' – please note that reeds can dominate other vegetation and form a monoculture without increased/specialised maintenance. We advise that only native species be used and sparingly.

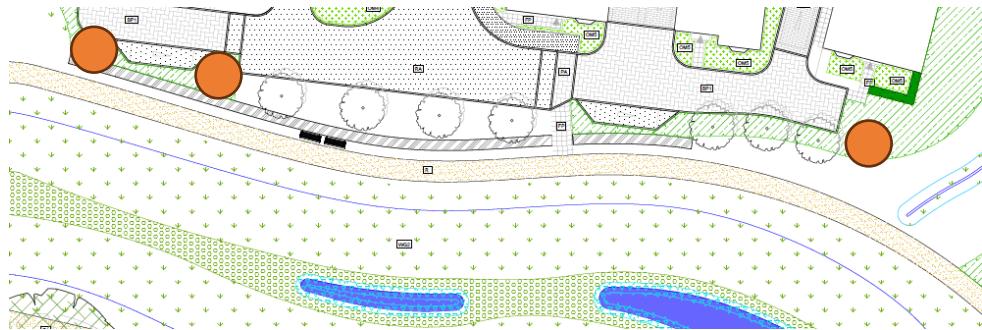
16. Clarification is requested as to whether 'Native Shrub Planting' in the landscape proposals correlates with 'Native Woodland and Understorey Mix' as detailed within the Planting Schedule.
17. We recommend considering an alternative to *Prunus laurocerasus* (Cherry laurel) from planting mixes OM3 & OM4 as it is invasive, overshading and outcompetes other planting.
18. We note that some areas on the eastern boundary appear to be left clear of planting – see examples below. Given that our comments under PE/24/0081 and DC/21 both state to pull, 'the built form edge away from the eastern boundary to introduce woodland shaw / belt planting of native species', we continue to recommend that these areas are densely planted to assist the transition into rural countryside.



19. As per our previous comments under PE/24/0081, parking bays must be broken down into smaller sections and include meaningful planting to soften courts. Please provide further tree planting, particularly on the eastern and northern stretches of the bays below.



20. As per our previous comments, we request the provision of trees in between the attenuation basin and dwellings on the southern boundary of the central dwelling parcel. Please see our suggestions indicated in orange, below.

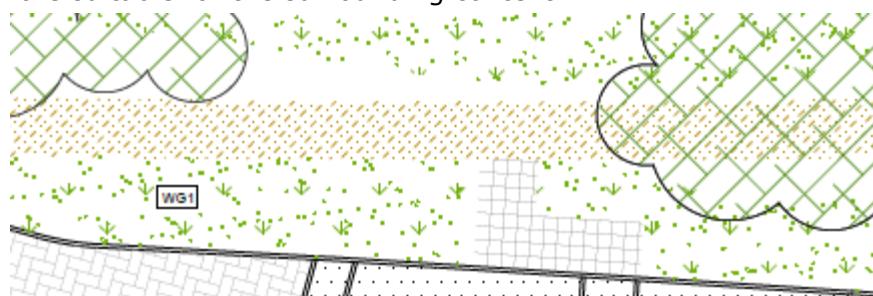


Hard landscaping

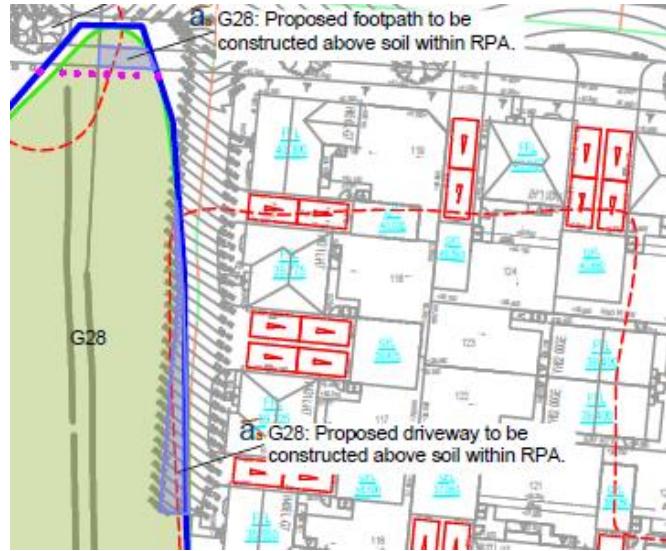
21. We request specification for the following treatments and structures:

- c. Informal path
- d. Play mulch – we recommend the use of wetpour which is easier to maintain long term
- e. Play equipment, benches & bins – please note that these must have steel footings
- f. Entrance feature
- g. Headwalls - we recommend a soft, naturalistic approach such as cladding in Horsham stone and introducing planting
- h. Retaining walls

22. We recommend amending the flag paving in this location [below] to be informal path, which is more suitable for the surrounding context.



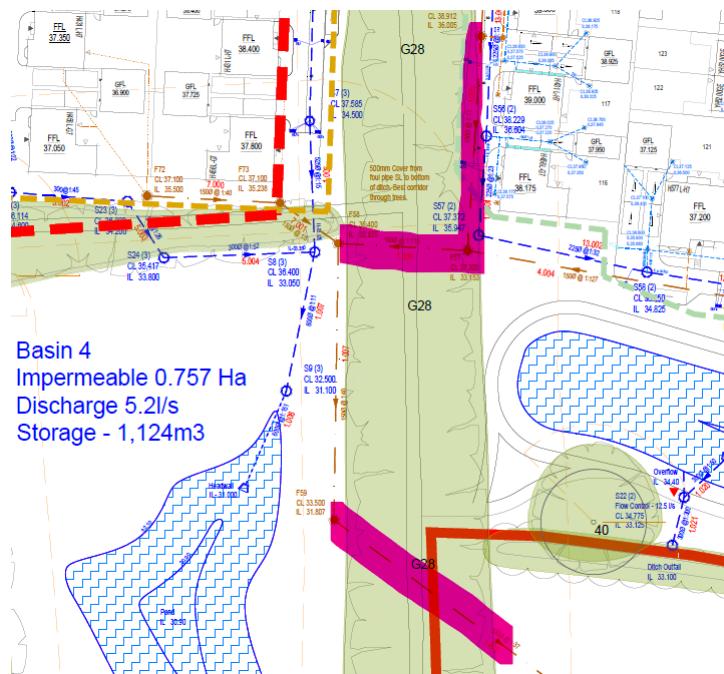
23. We request that the road layout is adjusted to avoid the RPA of Category A G28, which is classified as a 'high value collection of trees'. Given the undeveloped nature of the site, and approved parameter plan, it is required that RPAs are avoided in order to retain and protect existing trees and hedgerows, as per aims set out within the Design and Access Statement, as well as policy 33 of the HDPF.



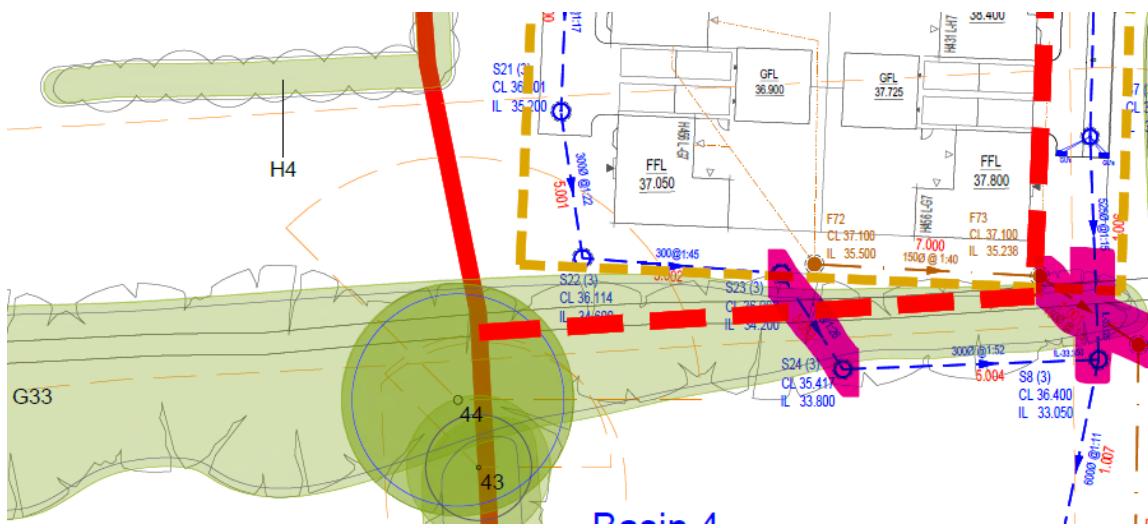
Drainage

24. We note several conflicts between drainage proposals and retained trees.

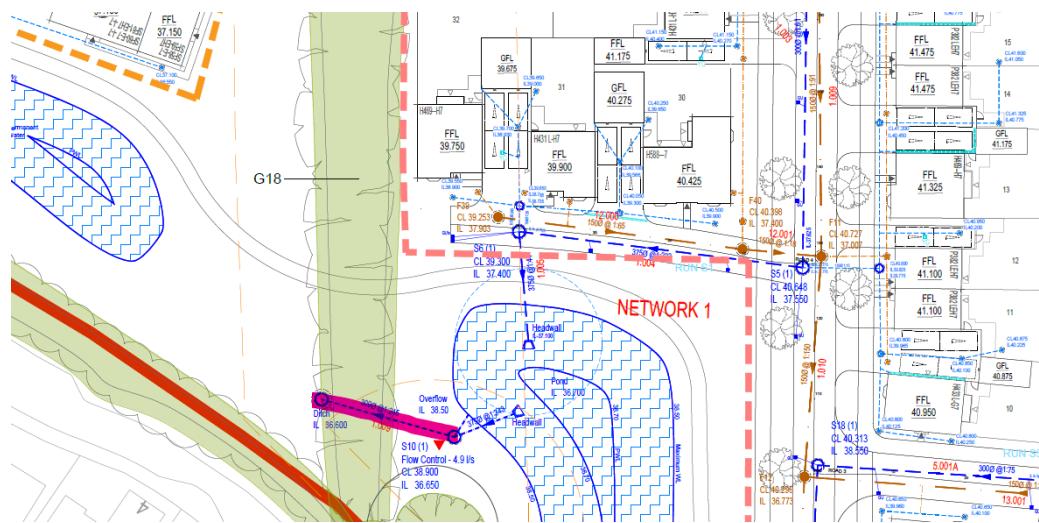
- i. Of key concern is aforementioned Category A G28, where multiple drainage paths are proposed [highlighted in pink, below]. We recommend that drainage avoids the RPAs of G28 entirely and that other routes are explored. If it can be demonstrated that there is no alternative option but to encroach G28, only one drainage trench should be proposed at minimum and advice from the HDC Arboriculturist should be sought in order to minimise adverse effects.



- j. As above, multiple drainage routes pass through G33 [highlighted in pink, below]. While this group of trees is of lesser quality than G28, it still positively contributes to the character of the area, therefore should be retained and safeguarded. Please modify proposals to avoid and minimise disturbance to the rooting medium.



- k. As above, please modify drainage proposal [highlighted in pink, below] to align with the proposed footpath, thereby minimising disturbance.



25. Please amend Section 3.1 of the SuDS Management Strategy to remove glyphosate. 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 waterbodies, wetland, woodland, ditches and hedgerows, and the protection of their ecological features. Alternative methods for weeding should be considered such as hot foam or hot water systems, steel brushing in combination with acetic acid spraying, or electronic control systems.

Open Space

12. Please submit a land budget plan demonstrating sizes, buffer zones and walking distances.

13. As per our previous comments, BMX dirt and earth tracks should meet the requirements of the RoSPA safety guidelines (approved by British Cycling) and designed by bike track experts to integrate organically into the green space, using planting and different forms of features to create a sense of place. We expect:

- a. Details of all hard and soft landscaping, including installation details and sections, fall zones, surfacing materials, features and boundary treatments.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	24/02/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	11/03/2025