RESPONSE TO HORSHAM DISTRICT COUNCIL RE: CONDITIONS 11 AND 12 DISC/24/0092

LANDSCAPING (to be read in conjunction with plan 2453.5.1 – 500A)

We would respond to the comments made 10/07/2024 by Landscape Officers as follows -

1. Tree pit – we note your comments and will be implementing these along with the previously agreed measures.
2. Noted – please refer to updated schedule.
3. We note the concern of planting Prunus laurocerasus (Cherry Laurel) hedge to replace rhododendron ponticum hedgerows where removed and have put this to the Hotel for their consideration. However, they would ask you to reconsider your comments as they have a preference for this, to match other areas throughout their grounds, and they manage it accordingly so that it does not give them any ongoing maintenance issues.
4. a. We have indicated the areas for planting to the Yoga Suite and note that this will remain a condition to be satisfied at a later date.

   b. The LVA states -

   The vegetation within the site forms a part of a green infrastructure link connecting the Westside woodland to the north to Birch Copse to the south. Enhancing and strengthening this link would contribute to a positive ***Moderate beneficial effect*** *in the mid to long term.*

   This area has developed naturally and has not been affected by the development, however, to respect the privacy of paying guests and to shield the bridleway, the area will be assessed and relevant understorey shrub planting will be added where there are visual gaps. This area will be assessed over the summer and winter months and additional planting added where necessary consisting of Hawthorn (Crataegus Monogyna) and Common Holly (Ilex Aquifolium).

   c. Buffer planting will be added to the area between the reed bed and the bridleway once the installation is complete and has been commissioned. This will comprise hedging of a mix of Hawthorn (Crataegus Monogyna) and Blackthorn (Prunus Spinosa).

5. Noted.

6. No trees to this area were removed during the works, only the Rhododendron which was overgrown and leggy, and was removed for access to the pond. The new hedging

proposed will be fast growing and dense so will rapidly fill the area between paths. There will be no visual connection between the development and the bridleway.

7. In response to the landscape officers recommendations the clients head gardener had the following comments to make –

a) As before, we have passed your concerns to our clients but they feel this provides them with the feel they are looking to achieve. They would ask that we reiterate that they would ask you to reconsider your comments as they have a preference for this, to match other areas throughout their grounds, and they manage it accordingly so that it does not give them any ongoing maintenance issues. If you feel that this really is not appropriate might it be sensible for your landscape officer to meet with the head groundskeeper and they can discuss their relevant perspectives to arrive at a mutually agreeable solution?

d) Our client will introduce Cornus Sauguinea as recommended to the site areas where shown on the plans.

LMMP

10. Updated full LMMP provided separately.
11. Updated full LMMP provided separately.
12. Updated full LMMP provided separately.

EXTERNAL LIGHTING

13. The external bollard lights have a proximity sensor built in and they will operate for two minutes once activated and they shut down. They have in-built light sensor and will only operate after dusk and before sunrise.
14. b. It has been agreed by our clients to omit the festoon lighting as it could not be easily controlled. They do not want the lodges to omit light as it will have a detrimental effect on the experience for their guests. Each lodge should feel they are the only lodge occupied in the area.

UTILITIES PLAN

15. Updated plan attached.

SUMMARY

We trust that his answers the additional comments but appreciate that we are a go-between for our clients and your landscape officer and wonder, if there are still points which your officers would like more information on, that a meeting be arranged for them to discuss their concerns with the head groundsman, who is more able to explain his thoughts on what they are looking to achieve and to understand their concerns.

APPENDIX 1

PLANTING SCHEDULE

SPECIMEN	LATIN	QUANTITIES	SIZE
Red Maple	(Acer Rubrum)	3	10-12cm girth
Liquid Amber	(Straciflua)	1	12-14cm girth
Hornbeam	(Carpinus Betulus)	1	10-12cm girth
Field Maple	(Acer Compestre)	3	10-12cm girth
Wild Cherry	(Prunus Avium)	1	10-12cm girth
Hazel	(Corylus Avellana)	44	150cm
10l container			
Cherry Laurel	(Prunus Laurocerasus)	2.5 per m	150/175cm
20l container			
Hawthorn	(Crataegus)	8 per m	80/100cm
2l container			
Hellebore	(Helleborus)	39	
Dogwood	(Cornus Sanguina)	25	
Fern	(Dryopteris Filix – Mas)	mix of 41	
Fern	(Dryopteris Filix – Mas Barnesii)	mix of 41	
Fern	(Dryopteris Filix – Femina)	mix of 41	
Grass	(Carex Pendula)	129	
Grass	(Carex Prairie Fire)	48	