HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Windways Common Hill West Chiltington West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3, 5 and 11 to approved application DC/23/0364
REFERENCE:	DISC/24/0028
RECOMMENDATION:	Objection / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

We unable to discharge conditions 5 and 11 as the relevant information has not yet been submitted. We require the following documentation prior to determination:

1. Drawings of refuse and recycling storage.
2. Full details of all hard and soft landscaping works including the following:
    a. Details of all existing trees and planting to be retained
    b. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
    c. Details of all hard-surfacing materials and finishes
    d. Details of all boundary treatments
    e. Details of all external lighting

We do not wish to comment on Condition 3 as this should be discharged to the satisfaction of the Ecologist. We will however check the coordination of these details against the landscape proposals and under point e. of condition 11 once received.

MAIN COMMENTS:

While the Ecological Design Strategy is welcomed, it is insufficient information to review on a landscape basis. We do note, however, the soils on site being identified as freely draining very acid sandy and loamy soils. With this in mind, we recommend a modified plant schedule that is suited to the geology of the site. Instead of Photinia x fraseri and Prunus laurocerasus (Cherry laurel), which is invasive and outcompetes native species, we recommend using a mix of native hedgerow such as Fagus sylvatica, Prunus spinosa, Ulex europaeus, Taxus baccata or Cornus sanguinea.

Please remove mention of herbicides and/or specify methods to hand weeding alone by careful digging or selective scything. Selective spot herbicide must only be used when

dealing with noxious and invasive or harmful plants such as Japanese knotweed, Himalayan balsam, Giant hogweed and Rhododendron.	
RECOMMENDED CONDITIONS:	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	27/03/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	28/03/2024