

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Steyning Grammar Upper School Shooting Field Steyning West Sussex
DESCRIPTION:	Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure.
REFERENCE:	DC/26/0322
RECOMMENDATION:	No Objection / More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: We are satisfied the proposals will not give rise to unacceptable landscape and visual effects provided that the embedded mitigation measures proposals are implemented and in addition to the recommendations below being secured.	
MAIN COMMENTS: 1. The LVA provided has been reviewed following the Landscape Institute's Technical Guidance Note (2020). The conclusions of the report are generally concurred with. In summary, while some localised adverse effects have been identified mostly due to the increased height of the proposed buildings, these are capable of being accommodated without unacceptable landscape or visual effects, provided the embedded mitigation is implemented as set out within the submitted information. These amongst other measures includes the proposed material palette, green roofscapes, sitting and massing of the buildings and tree strategy which will be key to soften the appearance of the development including from views within the SDNP higher ground. 2. Nevertheless, a further layer of mitigation planting is required along the Horsham Road boundary to mitigate the findings of Viewpoint 2, as indicated in the mark-up and which can include 3 to 5 new trees subject to species proposed.	



3. The northern part of the site remains as existing and dedicated to sport without the need for lighting or having an impact on the adjacent woodland which is welcomed.
4. A small section of the runoff area needed for the proposed under 11's football pitch within the more southern playing field, encroaches into the W1 woodland block. While the level of encroachment is minor, it appears that there is scope to move the pitch towards the east to avoid the woodland completely and therefore we request that this is reconsidered.
5. The proposed 'no-dig' sub-base areas towards the southern part of the site to facilitate development is noted. We will refer to the tree officer for acceptability of the strategy. However, should it be deemed that the encroachment is significant and will have a detrimental impact to the retention of these trees, particularly T36 and T37, replacement trees are required to be secured.
6. 2.7m high acoustic fencing is proposed along the all-weather pitch to its western boundary and up against an internal access road, with no scope for mitigation. The spec/appearance of the acoustic fence is required noting that a timber type (without the black infills on show) is recommended.
7. Additional tree planting within the area indicated in the mark up is requested.
8. It is noted that all new trees are proposed as 'standard', however particularly within boundaries and outer areas larger specimens will be required. While plans can remain as shown, please note the wording of the landscape condition should be tailored to secure this.
9. Please add a 150mm collar free of mulch around tree trunk to para 8.5 of the landscape management and maintenance plan. Once the landscape detailed scheme is finalised, the LMMP must be reviewed and any required operations added if necessary. Please submit a responsibilities plan to clearly indicate maintenance responsibilities. This is particularly relevant if areas around leisure centre are to be managed by a third party?



ANY RECOMMENDED CONDITIONS:

Underground Services

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscape proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Hard and Soft Landscape Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscape works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all trees and planting that are existing, retained and removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names. Boundary trees and those more prominent to public views are to be planted within a range of 25-30cm girth to 20-18cm girth.
- Coordination of planting plans with ecological mitigation, compensation and enhancement measures set out in the Preliminary Ecological Appraisal Report by Geosphere Environmental, dated January 2023 and MKA Ecology Technical Note, January 2026.
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary

The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

To be added only if comments to point 9 are not addressed at this stage.

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).

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	14/04/2025