



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Berkeley Homes Development Site Phase 4 and 5 Worthing Road Southwater West Sussex
DESCRIPTION:	Minor Material Amendment (Section 73) to vary condition 2 of application reference DC/24/0772 (non material amendment to previously approved application DC/18/1246) to The development hereby approved comprises 199 no. residential dwellings including 61 affordable dwellings and vary the plans approved under condition 1 of application reference DC/18/1246.
REFERENCE:	DC/24/1158
RECOMMENDATION:	Advice / Modification / More information
SUMMARY OF COMMENTS & RECOMMENDATION: Please see comments below in regard to the proposed layout changes and implications to the landscape strategy.	
MAIN COMMENTS: <u>Layout</u> 1. We note encroachment within the RPA of T130 and T132, which is likely to affect the trees' integrity by creating a poor relationship between the existing trees and new housing development, placing future pressure for lopping or felling. Given the undeveloped nature of the site the proposed layout should seek to retain and protect the existing trees recognising their landscape value within the area. Please review. 2. We recommend that parking bays are broken down into smaller sections and introducing meaningful planting including further trees to soften their appearance. See example below where the current parking layout has created an excess of hardstanding.	

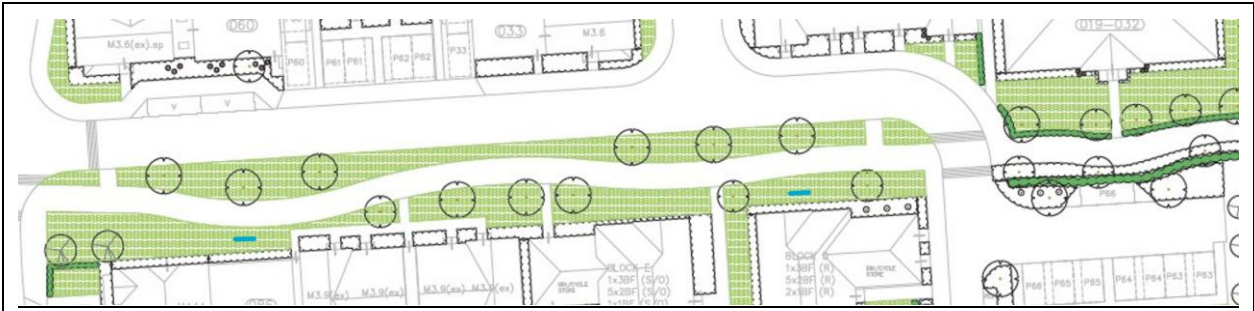


Hard landscaping & ancillary structures

3. Areas marked in yellow, below, should be amended to reflect block paving as a softer treatment, as additionally discussed in the meeting dated 29th April 2024 and indicated in drawing no. IDL/760/P4/RM/07-1 under DC/18/1246.



4. To address further comments discussed in the meeting dated 29th April 2024, please add seating along the ProW in order to create a sense of place. See indicative examples below, in blue.



5. Please provide proposed boundary treatment for the foul water pumping station. We note comments made in regard to the importance of a high quality design, as discussed in the meeting dated 29th April 2024.

SuDS

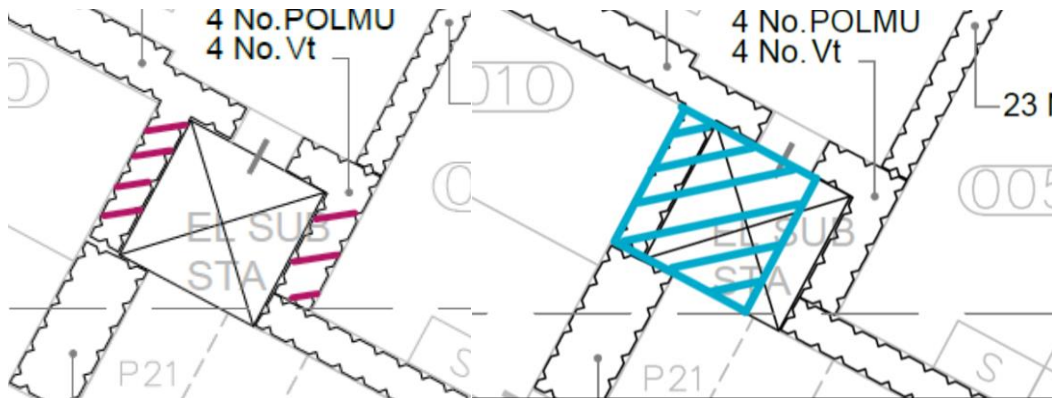
6. We note the gradient and basin depth south of plots P141-143 may require fencing and/or planting as a deterrent. Please amend as necessary.
7. Please note that we expect to see updated drawings, levels and planting for the attenuation basins and any further proposed SuDS proposals based on recommendations made below.
 - a. The ground contouring, planting and inlet and outlet design should be carefully considered to maximise the amenity value. If headwalls are proposed, we recommend a soft, naturalistic approach such as cladding in Horsham stone and introducing planting.
 - b. Attenuation basins should blend aesthetically into the surroundings and must not look like steep sided engineered structures. We recommend introducing varied depths using a combination of shelves/benches with a max 1:3 slope in between. This will provide greater opportunity for marginal planting and a wildlife habitat which has high potential for biodiversity and therefore ecological and amenity benefits.
8. Equal numbers are proposed for *Lythrum salicaria*, *Filipendula ulmaria*, *Caltha palustris* and *Iris pseudacorus* – the latter is known for its vigorous growth, therefore we recommend significantly reducing its numbers and replacing with a combination of *Juncus Inflexus* and *Myosotis scorpioides* in or in proximity to areas of expected water.
 - a. Please note in addition that *Caltha palustris* must only be planted in areas of expected permanent levels of water to ensure successful establishment

Soft landscaping

9. Currently no trees proposed are greater than 14-16cm girth. Please amend proposals to indicate a range of sizes, including 20-25cm girth trees as previously approved, as well as 30-35cm girth trees as previously requested. Service runs and utilities must be considered and coordinated with tree planting so they are not lost later on in the process.
10. Please note that we expect to see information on watering regimes for successful establishment and the submission of a Landscape Maintenance and Management Plan. In particular, *Betula pendula* and *Prunus avium* may struggle to establish without irrigation and regular watering. Please consider a greater mix of alternative native species that are more tolerant of the changing climate,

particularly in open locations within the site. Species such as *Sorbus torminalis*, *Salix alba*, *Populus tremula* and *Tilia cordata* could serve as suitable replacements.

11. We note the areas marked in magenta, below, are inaccessible for maintenance and will be shaded. We recommend that the substation is relocated to share the boundary of plot 10's garden, marked in blue, below, removing the planting to the west of the substation but creating a space for the planting to its east to be maintained and successfully established.



Lighting

12. Given the rural character of the location, ecological mitigation area and Ancient Woodland, light spill must be considered sensitively so as not to cause potential adverse effects. Please consider replacing the columns indicated below with typical private / 'Windsor' 8m Column for the northern column, and typical private low level lighting bollard for the southern column.



15. We request that the cradle swing is replaced with a triple swing (cradle nest, flat seat and cage seat).
16. Please provide:
- Informal seating for social play as well as seating for adults
 - Bins and signage to all play areas, in compliance with Horsham District Council's *Open Space, Sports & Recreation Review*.
17. An all-weather footpath must be provided within the LEAP linking the various pieces of equipment, particularly those suitable for inclusive play. The wobble dish must also be placed in a more accessible location or with a DDA compliant path up to the mound.
18. HDC requires any timber equipment to be installed with steel footings to prolong their longevity and avoid rotting.

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 show accordance with the landscaping 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 Landscaping Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping 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:

- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- [If in proximity of Ancient Woodland] Supplier information for plant stock – only locally-sourced planting stock should be used and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock
- 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 landscaping 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).

Landscape Maintenance and Management 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 hard and soft landscape areas] and shall include:

- The long-term design objectives
- Management responsibilities
- Specifications
- Maintenance schedules and periods
- Operations details
- Implementation details and timetable

The LMMP shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Please note that we strongly recommend that chemicals including herbicides, pesticides and fertilisers are not to be applied on site at any time due to impacts on the existing and proposed waterbodies, ditches, hedgerows, Ancient Woodland, and the protection of their ecological features. Alternative methods should be considered such as hot foam or hot water systems, which are effective for large areas of land, meadow preparation and hard landscaped areas. Steel brushing in combination with acetic acid spraying, or electronic control systems are also effective in hard landscaped areas and suited to dealing with invasive species.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	25/09/2024
SIGNED OFF BY:	Inês Watson CMLI

	Specialists Team Leader (Landscape Architect)
DATE:	07/10/2024