

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cedar Cottage Sandygate Lane Lower Beeding West Sussex
DESCRIPTION:	Demolition of existing dwelling and erection of 24no. dwellings including the creation of a new access from Sandygate Lane with associated works.
REFERENCE:	DC/26/0640
RECOMMENDATION:	Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

No concerns are raised regarding the proposed development in principle, however modification is requested in order to protect and conserve existing landscape features.

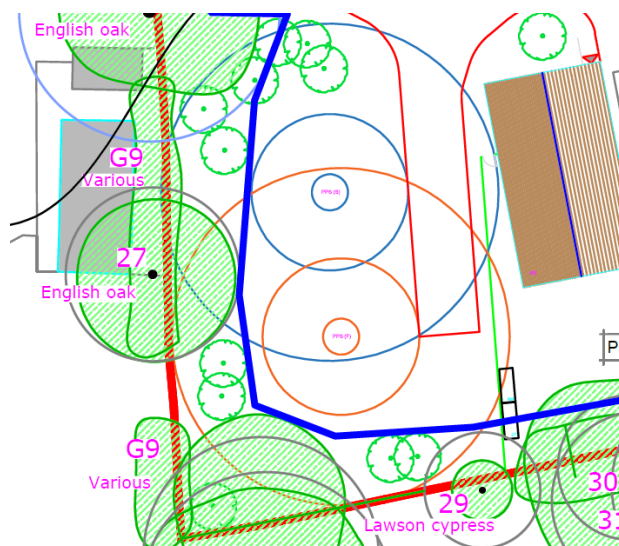
Further consideration should be given to the site layout, the access road in particular, in combination with the reduction of dwellings in order to have further regard for the retention and enhancement of mature trees on site which are key components of the receiving landscape.

See details below.

MAIN COMMENTS:

1. In order to mitigate adverse effects on landscape character and visual amenity, and to comply with HDPF Policies 25, 26, 31 and 33, existing vegetation must be protected, conserved and enhanced. In order to safeguard the existing green infrastructure bounding and within the site, proposals must:
 - a. Demonstrate compliance with BS 5837:2012. As such, development within root protection areas (RPAs) should only be observed where unavoidable.
 - b. Avoid existing trees and vegetation backing onto garden plots or being enclosed within residential curtilage whenever possible, to secure their long-term retention and sympathetic relationship with future occupants of the site.
2. It is also recommended that placing RPAs in private gardens is avoided where possible.
3. As the site is partially undeveloped, the layout can be adjusted to fully avoid RPAs. The alteration of the access road and the removal of the following dwellings is thus recommended:
 - a. Plot 6 - within the RPA of T42, which benefits from a TPO.
 - b. Plot 13 and the associated road - within the RPAs of T24 & T26.
 - c. Plot 7 - within the RPA of 'notable' T19, which benefits from a TPO. While recognised that the current buffer zone is larger than the BS minimum requirements, the removal of this parcel will allow for the delivery of a more meaningful open space that can deliver on the amenity typology as per the requirements of Horsham District Council's Open Space, Sports & Recreation Review 2021 (OSSR). See point 7.

4. In addition, as per point 1b, the location of any proposed boundary treatment must clearly exclude existing vegetation from plot ownership, providing a maintenance strip between the garden boundaries and existing landscape features.
5. Wider, planted buffers are also encouraged to conserve and enhance the semi-rural landscape character.
6. Planning and Land Management Guidelines for *N1 - Mannings Heath Farmlands Landscape Character Area* (LCA) as defined by the Horsham District Landscape Character Assessment (2003), of which the site is located, state to, 'conserve and enhance tree cover around village fringes and on approach roads'. As such, we request that the access road be tree-lined on approach to Sandygate Ln.
7. We note the site meets the minimum threshold for multi-functional greenspace provision, as identified in the OSSR. For a scheme of this size, it is acknowledged that not all typologies of open space can be delivered on site. Nevertheless, it is considered that larger areas of natural and semi-natural green space can be delivered along the boundaries, which will simultaneously address concerns with landscape and visual amenity. We echo comments made by HDC's Arboriculturalist regarding the introduction of post and rail fencing to limit access and compaction to the RPA of T19. As such, given the proposed central open space mostly comprises TPO RPA, this space should be widened to deliver amenity space to be enjoyed by residents, as per point 3c. The inclusion of seating and feature planting is recommended as a minimum to meet the OSSR requirements.
8. Clarification is requested regarding 'PPS (S)' and 'PPS (F)' to the southwest of the scheme, attached below.



9. In addition, some of the tree planting appears to be proposed within the RPA of existing trees. We request these are adjusted and planted in a similar location outside of RPAs.

RECOMMENDED CONDITIONS:

N/A at this stage, however if you're minded to recommend the application for approval without the concerns addressed above please get in touch as specific conditions will be required.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	12/06/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	15/06/2016