

From: Ines.Watson <Ines.Watson@horsham.gov.uk>
Sent: 01 April 2020 16:23:34 UTC+01:00
To: "Matthew.Porter" <Matthew.Porter@horsham.gov.uk>
Cc: "Landscape Heritage" <Landscape.Heritage@horsham.gov.uk>
Subject: DC/19/2464 Land West of Wording Road, Southwater Phase 5

Hi Matt,

As discussed please see below a few bullet points on the main issues with the current layout for discussion.

- The location of the play area is questioned for various reasons and it is suggested that it's moved to the south eastern boundary of the site, to complement and connect with the approved play area to the east (phase 4?); we think that there are opportunities within the natural openings of the existing landscape structure to allow for an informal path / bridge to be included and connect the two play areas.
- On our most recent site visit, although it was a foggy day, we noticed that there are views from the public footpath 1654 towards Chantonbury Ring on the SDNP and also potentially views within the site. This view towards a notable landmark should be maintained if possible and a study carried out to see if the site layout can be adjusted and/or building heights restricted to allow for a corridor view. If the view corridor can be accommodated, the applicant should consider the inclusion of an interpretation board pointing out the view as I would imagine this public footpath will become very well used by residents to use the new recreation facilities to the north (cricket field, skate park, allotments, etc)
- With regards the character areas plan (DAS page 50) – I cannot identify any differences on the layout between the three character areas? the plots and arrangement is pretty much identical for all of them and hardly noticed when implemented. It's understood that some of this character can be differentiated with building materials but I'm not convinced this will be sufficient to really portray the design intent.
- I also note the site layout plan doesn't show any of the trees being proposed and there isn't a landscape masterplan as such, so unless you check the detailed planting plans, it's difficult to have an overview of the planting within the site. Please can you ask for either a landscape masterplan or the proposed trees to be added to the layout plan.
- Please note I don't provide comments on the landscape plans submitted at this stage as there are issues with the layout, that will need to be agreed in first instance and landscape plans subsequently updated.

Let me know if this generally reflects our previous discussions or if I missed anything.

Kind regards,

Inês

Ines Watson

Senior Landscape Architect - Acting Specialists Team Leader

Telephone: 01403 215185

Email: Ines.Watson@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Glen Chipp