HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Wellcross Farm Five Oaks Road Slinfold West Sussex
DESCRIPTION:	Approval of details reserved by conditions 2 (Construction Management Plan) 6 (underground services) and 7 (surface water drainage scheme) to approved application DC/22/1503 (Reserved Matters pursuant to condition 5 of DC/19/1897 for Phase 1 to provide a Continuing Care Retirement Community with 47 units of accommodation (C2), communal facilities and new ancillary buildings with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply).
REFERENCE:	DISC/24/0059
RECOMMENDATION:	More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

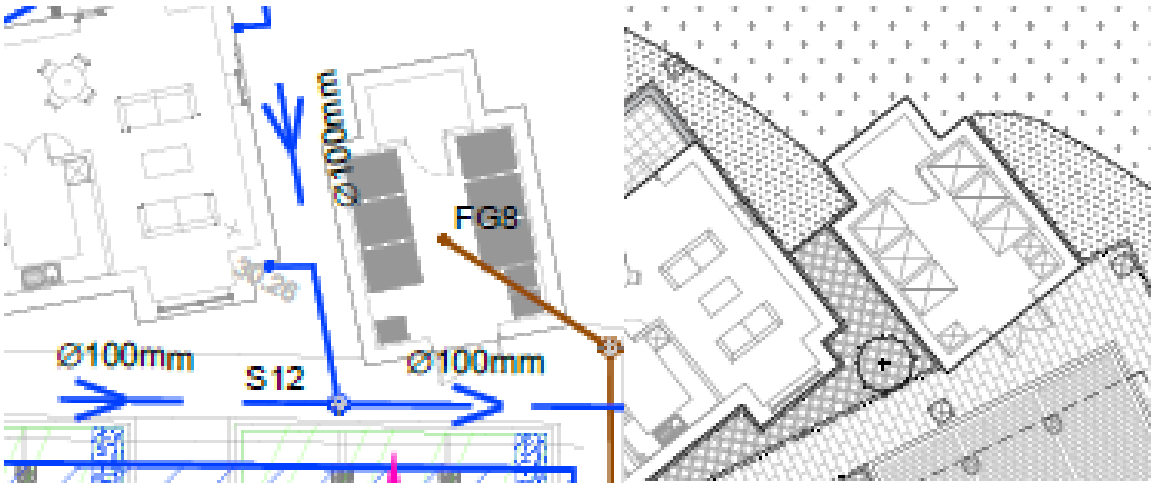
No concerns with Condition 2 are raised on landscape grounds.

We do not wish to comment on Condition 7 as it should be discharged to the satisfaction of WSCC.

In regard to Condition 6, while it is noted that landscaping proposals were approved under DC/22/1503, concern is raised with the potential conflict between the drainage strategy and the landscape proposals. In order to secure the landscape strategy, information regarding coordination of landscape proposals, underground utility services and tree planting is requested along with information regarding the root barrier systems where trees are proposed in close proximity to utilities. Please note that positions of root barriers may need adjusting according to utilities.

MAIN COMMENTS:

In order to discharge condition 6, a plan demonstrating coordination of all underground services and landscape strategy must be submitted. It is noted that the drainage proposals may cause potential conflict with the landscaping scheme due to various trees and shrubs being positioned over utilities or in close proximity to them. Where in close proximity to utilities, the inclusion of tree root barrier systems is requested to ensure successful delivery and establishment. See below for an example:



RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	09/05/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	10/05/2024