HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Rikkyo School Guildford Road Rudgwick West Sussex
DESCRIPTION:	Variation of Condition 1 of previously approved application DC/23/1912 (Erection of a detached two storey Dormitory building, with associated landscaping) To update plans to show a larger air source heat pump enclosure.
REFERENCE:	DC/24/0976
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

No concerns with variation of Condition 1 are raised on landscape grounds.

We note the 1:4 slope therefore recommend existing and finished levels shown as contours with cross-sections are provided, however this can be secured through condition.

MAIN COMMENTS: N/A

RECOMMENDED CONDITIONS:

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:

- Details of all trees and planting that are:
  - Existing
  - To be retained
  - To be removed
- Details of all proposed trees and planting, including a schedule specifying numbers, sizes, densities and species in Latin names
- Tree pit and staking/underground guying details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting
- Details of all bin stores, cycle stores and other ancillary artefacts and structures

- Details of existing and proposed levels for all external earthworks associated with the landscape proposals (including SuDS, play areas, retaining walls, banking etc). Such details to include cross sections where necessary
- Coordination of landscape proposals, tree planting and position of root barriers (if required) with underground utility services

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 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 hard and soft landscape areas including the green roof, green ASHP walls and rain garden, 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).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	31/07/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	Not yet signed off – these are informal comments