
From: Matthew.Porter
Sent: 20 July 2020 12:56
To: Matthew.Porter
Subject: FW: Southwater phase 5 Treed Landscape 16/6

From: Ines.Watson <Ines.Watson@horsham.gov.uk>
Sent: 07 July 2020 12:27
To: Matthew.Porter <Matthew.Porter@horsham.gov.uk>; Anna.Chapman <Anna.Chapman@horsham.gov.uk>
Cc: Landscape Heritage <Landscape.Heritage@horsham.gov.uk>
Subject: RE: Southwater phase 5 Treed Landscape 16/6

Hi Matt,

A few points below:

- I believe, the proposed trees in the north west corner will block the Chanctonbury Ring view that we are trying to retain. Now that site visits can go ahead, I think this should be demonstrated with a verified view and a viewing corridor marked within the plan to inform positioning not only of building but also any proposed trees;
- I noticed many of the car ports or garages do not have the roofs coloured in giving the plan a more spacious feel. This might have been a genuine mistake of a layer turned on or something but must be updated
- The proposals show fences all around the open space including to the south which limits permeability and don't see the need? If the applicant is very strong about it then please can we have a justification as to why is needed?
- No interaction at all with ponds and recreation or play area. Opportunities such as a pond dipping or viewing platform, and flat areas for seating near the water must be explored
- No connection with the Leap to the adjacent phase to the east. this is something the council would like to see and both play areas to complement each other rather than distinctively segregated. The plans must also show the play area buffer zones
- The indicative layout of the play area doesn't seem to provide the various different types of play experiences (min 5) we would expect from a leap, but at this stage provided the size is the correct one, then we can discuss details later on
- Pedestrian permeability through the development also needs to be looked at as anyone who lives in the middle part of the development, plots 68 and 25 for example, would have to go north and round towards the main road to be able to access the southern open area.
- Access road to the side of plots 2/3 and 8/7 should become shared to open up opportunity for tree planting along the road. This could be designed with feature trees and as a legible route and gateway for the play area and open space to the south
- Small fruit trees could be added the bigger gardens without creating a potential shading issue and end up being removed from future occupants
- Additional mark-up trees suggested shown on the attached plan

Please let me know if you have any queries,

Kind regards,

Ines

Ines Watson

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