HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mowbray Development Site Land North of Horsham West Sussex
DESCRIPTION:	Non Material Amendment to previously approved application DC/22/1026 (Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub) regarding a number of minor changes to the approved landscaping and to ensure consistency with the recommendations of the approved Ecological Mitigation and Management Plan (EMMP).
REFERENCE:	DC/24/0917
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

Planting plans and hard landscaping plans have been provided, with thanks. Some modification to proposals is requested, however this can be secured through condition if necessary.

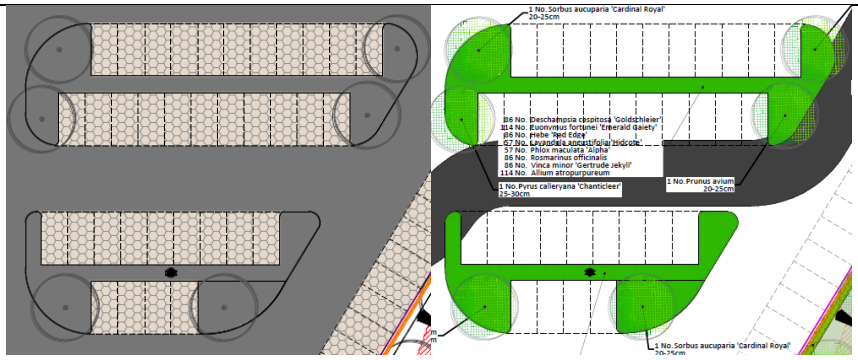
Please see comments in regard to amendments below.

Planting has been reinstated, with thanks. Some concerns remain, however these can be addressed and secured via condition if the applicant is not in a position to action these within the timescales.

MAIN COMMENTS:

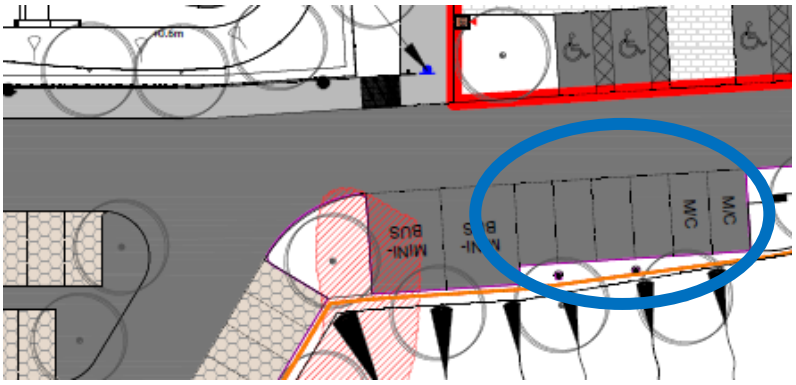
Hard Landscaping & Furniture

1. There appears to be a discrepancy in surfacing. The spaces in between parking rows should be soft landscaped as per planting plans, however appear as tarmac in hard surfacing plans. Please amend to soft landscape.



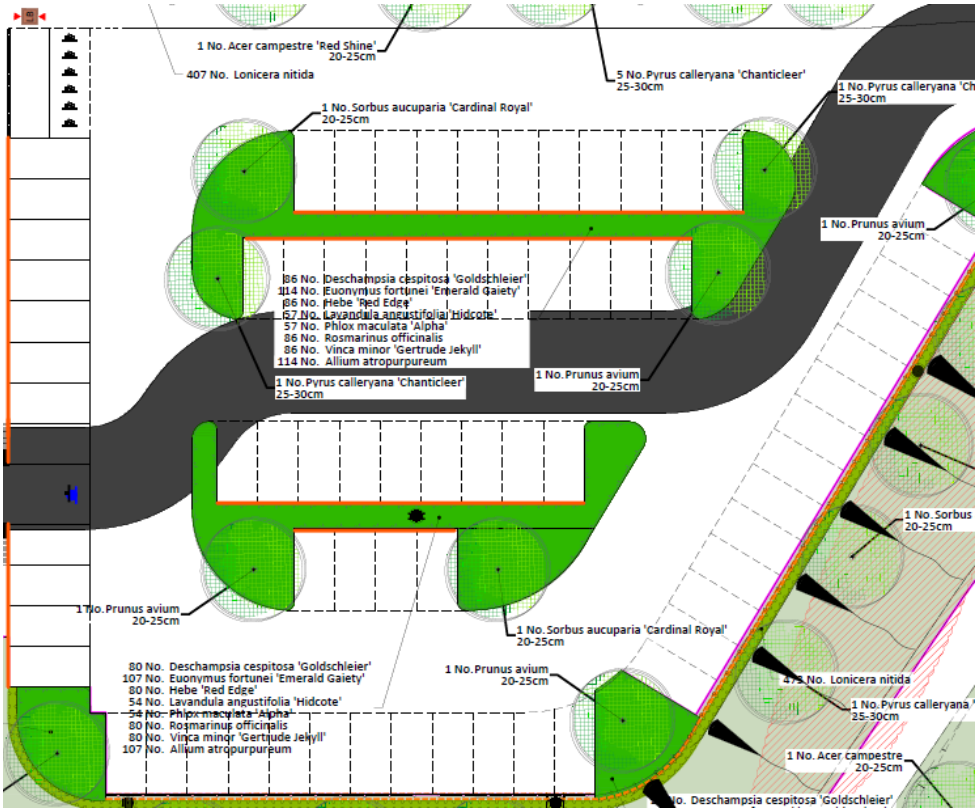
Closed, with thanks.

2. Please reinstate reinforced gravel to parking spaces adjacent to minibus parking spaces, circled in blue, below. Gravel will provide visual coherence with the other proposed parking spaces as well as provide SuDS benefits.



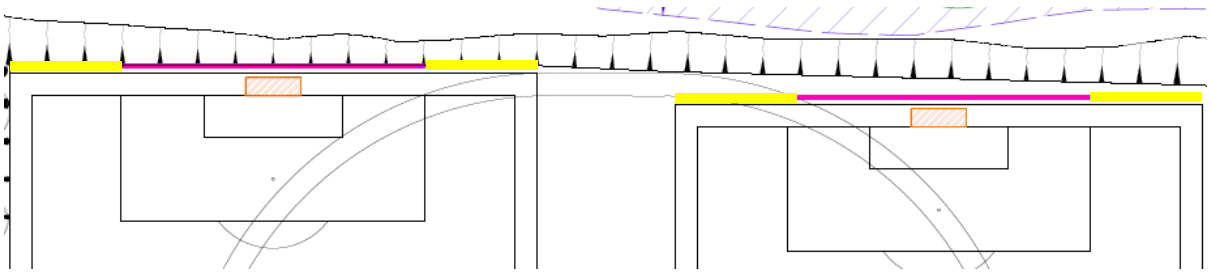
Closed.

3. We recommend that knee rails are implemented at the back of car parking spaces in order to protect planting, as indicated in orange, below.



Not yet addressed.

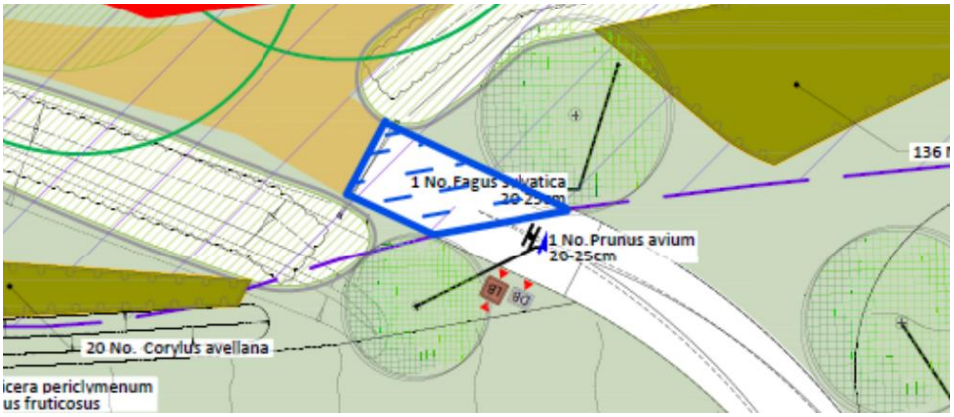
4. We recommend that ball stop fencing extends to the full length of the pitches, (indicated in yellow, below) in order to better allow scrub planting to successfully establish.



Thank you for clarifying in regard to the clash with cricket pitch. In that case we suggest that the ball stop fencing extends along the bank, outside pitches.

5. Please add materials for bike track to legend. Closed, details provided under DC/22/1026.

6. We recommend that the area of path indicated in blue, below, should be surfaced in self binding gravel or similar to existing surface of the bridleway. This is due to its location within the 15m Ancient Woodland (AW) buffer zone which should be undisturbed and protected from effects of development and construction.



Closed, with thanks.

Drainage

7. While proposals are unchanged from previously permitted, we still expect the provision of:
    a. Pitch drainage information to ensure that artificial pitch runoff will not cause adverse effects to surrounding AW and waterways, both of which are key landscape features that contribute to the landscape character. Not yet addressed.
    b. Cross sections of proposed ponds to ensure that construction is in accordance with specification set out in the EMP. Not yet addressed.

Soft Landscaping

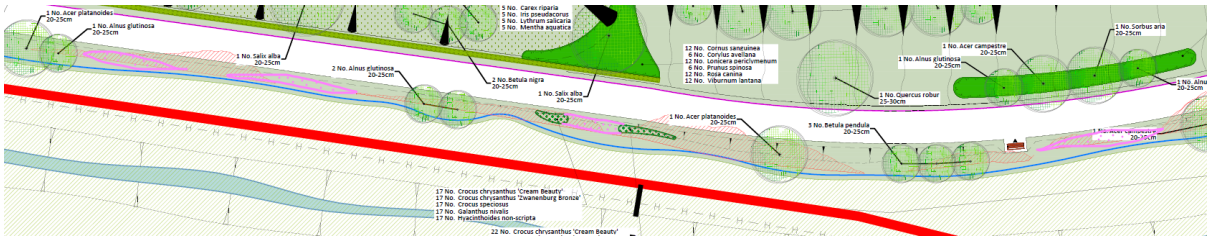
8. Areas of planting have been removed from within the bike track area. In addition, 6no. trees have been removed and 2no. trees reinstated. Please reinstate the remaining 4no. trees as well as the areas of planting, using the native palette as seen in the three areas to the south of the track. See indication of previous planting areas in pink, below:



Areas of planting and 3no. trees have been reinstated, with thanks.

9. Hedgerow
    a. Please amend the hedgerow abutting the car parking spaces to native as opposed to Lonicera nitida for visual coherence with the native hedgerow to the west. In addition, native hedgerow is more suitable for this location due to proximity to the ecological buffer and wetland. Not yet addressed. Details to be secured by condition.
    b. Given that knee rail is proposed fully along the south of the road, it would be welcomed if hedgerow were to be continued along this line using the native palette as above. ~~However, this information is not required to be submitted.~~ Not yet addressed. Details to be secured by condition.
10. It is noted that wildflower planting areas are proposed in the EMP and LEMP but do not feature in the planting plans. In addition, amenity grass is cited as Emorsgate EM3 'Special General-Purpose Meadow Mixture'. Please provide indicative locations in plan in regard to amenity grass and wildflower meadow and update the planting schedule accordingly. Not yet addressed. Details to be secured by condition.
11. Please provide tree pit details for planting on sloping ground, ~~with additional details for scrub planting.~~ Not yet addressed.
12. Please note that we recommend acquiring locally sourced, native species in order to safeguard the genetic integrity of the abutting AW, as per Woodland Trust guidance. Only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock, therefore we request supplier information for plant stock. Not yet addressed.
13. While indicative soft landscaping was permitted under DC/22/1026, there is opportunity for further planting that would serve to enhance the landscape scheme. Please note that as above, ~~this information is not required to be submitted~~, however would be welcomed:

a. Additional trees should be considered to the east and west of the southernmost MUGA to assist with screening, due to its considerable elevation.
b. Further scrub planting should be considered within the AW buffer in order mitigate potential pitch runoff.
c. Further swathes of bulb planting adjacent to the footpath should be considered for consistency, connectivity and amenity value (see indicative areas below in pink):



Not yet addressed.

Levels

14. ~~We recommend the removal of the newly proposed ball stop bund to the south of the natural grass pitches. This is due to its location within the RPAs of proposed Tilia cordata. RPAs should be left clear of mounding/earthworks as sufficient oxygen levels are essential for trees in order to successfully establish. We recommend extending the proposed ball stop fence to the length of the pitch and/or repositioning the avenue of 12no. Tilia cordata further south if the bund is retained.~~ Closed.

LEMP & Landscape Specification

15. While submitted LEMP and Landscape Specification are unchanged from previously permitted, please note that we recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed waterbodies, wetland, woodland, ditches and hedgerows and the protection of their ecological features. Alternative methods for weeding should be considered such as hot foam or hot water systems which are effective for large areas of land, as well as hand weeding by careful digging or selective scything. To reflect the above, the following amendments are recommended and would be welcomed given the site's topography as well as landscape and ecological features:
    a. Sections 4.26, 5.22, 5.123, 5.127 (f), 6.4 (j), 7.7 (e) & 7.14 of the LEMP to remove mention of herbicide and consider alternative methods such as hand weeding alone or selective scything.
    b. Section 5.116 (a) of the LEMP to consider alternative soil treatments such as hot foam or hot water systems.
    c. Sections 5.70 (f), 5.79, 5.91 (d) & 6.4 (i) of the LEMP to remove mention of fertiliser or consider organic alternatives where necessary.
    d. Sections 130, 168, 210, 221, 330, 421 & 675 of the Landscape Specification to consider alternative soil treatments such as hot foam or hot water systems.
    e. Sections 212 & 300 of the Landscape Specification to hand weeding alone or selective scything.
    f. The Landscape Maintenance Schedule

    Not yet addressed.

RECOMMENDED CONDITIONS:

Please secure outstanding details above by adding the following conditions:

1. **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
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment.
- Supplier information for plant stock – only locally-sourced planting stock should be used and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary
- Proposed and existing functional services above and below ground – such as drainage, power, communications cables and pipelines - including lines, manholes, supports and other technical features
- Details of all external lighting

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).

2. **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 (including long term

design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details. Reason: To ensure a satisfactory development and 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:	25/07/2024 19/08/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	Not yet signed off – these are informal comments 20/08/2024