HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cotlands Paddock Horsham Road Cowfold West Sussex
DESCRIPTION:	Construction of stables and barn with yard and access track.
REFERENCE:	DC/25/0054
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Advice / More Information No Objection / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

We are satisfied that all our previous comments have been addressed. We welcome the adjusted layout and indication of limestone chippings and underplanting, however further information is required in regard to the proposed boundary vegetation, given the visibility from the A281. We expect to see information regarding species, sizes and numbers. We recommend the following:

- 5no. 60-90cm whips per linear meter, offset by approximately 30cm
- 50-75% proportion of Hawthorn and Blackthorn
- 50-25% proportion of suitable species for the landscape character area, which can include Field maple, Hornbeam, Hazel, Holly, Spindle, Guelder rose and Alder buckthorn.

1st set of comments

The proposals are considered appropriate to the countryside location and reflective of the existing vernacular, therefore no concerns are raised with the principle of development or likely effects on the character of the area.

With regard to visual amenity, the proposals are likely to be visible from the A281, particularly in the winter, therefore enhancing the boundary vegetation with further native hedgerow and understory planting is recommended in line with Policy 33 of the HDPF, which sets out to protect, conserve and enhance existing vegetation.

Furthermore, in order to comply with Policy 33, we request that an AIA and Tree Survey demonstrating root protection areas (RPAs) is provided in order to understand the impact of the proposals on existing trees and vegetation.

In addition, hard landscaping details must be provided, noting that the proposed treatment should be both permeable and sympathetic to the rural surrounds.

MAIN COMMENTS: N/A

RECOMMENDED CONDITIONS:

If you're minded to recommend the proposals for approval without the outstanding details provided prior to determination, they may be secured via the following condition:

Landscaping Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all 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:

- Planting and seeding plans for the proposed native hedgerow and understory planting, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Specifications including ground preparation, cultivation and other operations associated with plant and grass establishment
- 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).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	28/02/2025 21/03/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	28/02/2025 21/03/2025