HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Platts Roundabout Newbridge Road Billingshurst West Sussex
DESCRIPTION:	Reserved matters application pursuant to Condition 2 DC/22/0518 (Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout) and Discharge Details in relation to Conditions 5, 6 part ii, 7, 8, 9, 12, 15 and 20.
REFERENCE:	DC/24/0805
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments:

I am satisfied the amended plans addressed all my comments and have no further concerns or comments to make.

No concerns with the proposed changes but minor amendments required to the proposed planting scheme to reflect the objectives of the biodiversity enhancement strategy.

MAIN COMMENTS:

LVIA addendum

1. Viewpoint 7 – as identified, the proposed development will stand out above the existing tree canopy silhouette and will be more prominent in view than the approved scheme. However, taking into account proposed building materials, the building being broken down by the timber cladding, I am satisfied the proposals are unlikely to give rise to adverse effects over and above those originally considered when the principle of development was established at outline consent.

Planting Plans:

2. It is noted the Biodiversity Enhancement Strategy aims and objectives requires the delivery of *native planting on-site, including replacement of existing ornamental shrubs as well as hedgerow and tree planting.* Looking at the planting proposals and the buffer areas in particular, there are a few native tree species (e.g., *Acer campestre, Corylus avellana, Carpinus betulus*), the grass mixes

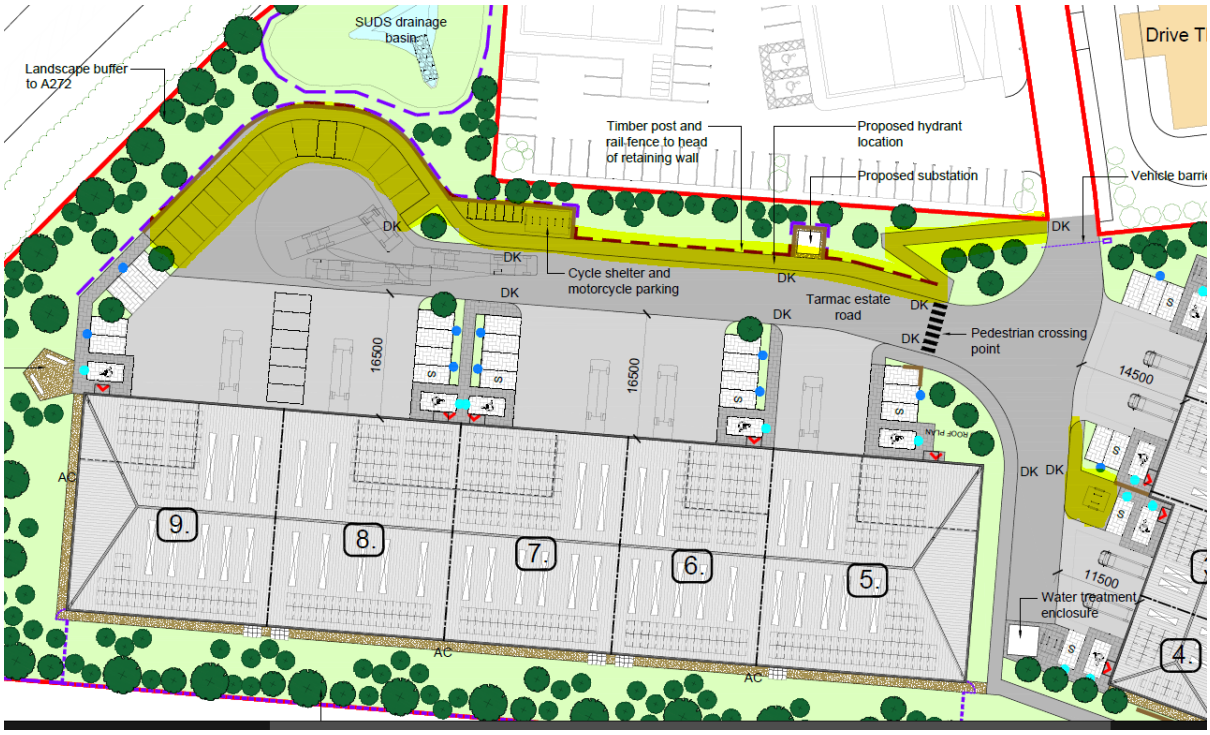
(EG9/EM3) and 'native thicket mix' are also native and welcomed, however the proportion of non-native trees is much higher than that of the native species proposed. The ratio is imbalanced, I would recommend the inclusion of a few more native tree species. For example, Betula utilis jaquemontii could be replaced with the native Betula pendula, which can also be sourced as multi-steam and Sorbus aria 'Lutescens' replaced with common whitebeam, etc.

3. Otherwise, I am satisfied the proposed planting sizes and densities as indicated in the planting schedule are adequate.

4. Note 4 - Remove fertilizer from tree pit. Fertilizer is not recommended as this is of no benefit to the soil and gives the tree a false start and triggers excise growth when the tree is recovering form transplant shock.
5. Note 5 - The tree pit shall be refilled with the existing subsoil (or imported if necessary), as close to existing profile as possible, except for the last 300mm layer where ameliorate topsoil shall be used. Refilling the tree pit fully with topsoil create compaction and anaerobiotic problems.
6. Where Tree pit root barriers are required, please indicate on a plan.
7. Given the sloping nature of the site and location of proposed tree planting, it is recommended that a typical tree pit on sloping ground is provided.

<u>Site plan / Hard landscape proposals:</u>

8. For consistency and in the interest of quality of development, it's recommended that all parking bays and pedestrian routes are proposed as block paving to match the remaining of the site proposals, as indicatively marked-up below:



<u>Condition 5 (Foul & Surface Water Drainage)</u> – the drainage strategy has been checked against the landscape proposals. I am satisfied that here are no clashes which would preclude the delivery of the landscape strategy therefore no concerns are raised with the discharge of this condition from a landscape point of view.

Condition 8 (Levels) – no comment. Condition 9 (Biodiversity Enhancement Strategy) – please note that whilst we review this information to check against landscape proposals, this should be discharge to the satisfaction of the Ecologist.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	04/09/2024 24/09/2024