Detailed landscaping scheme
Discharge of Condition 6 relating to DC/22/1915

Cattlestone Farm
Harbolets Road
West Chiltington

On Behalf of
Mr Alan Dougharty

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1. INTRODUCTION

1.1 This statement has been prepared in support of a discharge of condition application for the Change of use of land to allow for the siting of 2no. shepherds huts to be used as holiday lets, associated ecological enhancements, and creation of new ponds at Cattlestone Farm, Harbolets Road, West Chiltington:

1.2 The application relates to condition 6 of planning reference DC/22/1915, which was issued by Horsham District Council on 26/05/2023. Condition 6 reads:

> *No part of the development hereby permitted shall be first occupied until 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 existing trees and planting to be retained*
> - *Details of all proposed planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
> - *Details of all hard surfacing materials and finishes*
>
> *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 or retained 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).*

1.3 This statement should be read in conjunction with the following:

- Landscaping Plan drawing no. 015

2. EXISTING TREES AND PLANTING

2.1 The site is located to the north of a field, enclosed by hedging on the northern, southern and eastern boundaries. The site is linked to a parking area to the west. Surrounding fields to the south continue to be used for grazing for the owners cattle.

2.2 In accordance with the approved Arboricultural Impact Assessment (AIA), the approved development required the removal of two small areas of the shrub layer within the field to create two glades in which to locate the shepherd huts. The Council agreed that the creation of the two glades will enhance the biodiversity of the woodland by increasing the levels of light and allowing shorter vegetation to grow, thus creating more structural diversity and micro-habitats leading up to the edge of the taller trees to the north.

2.3 The retained trees on the north-east front edge and south-west aspect comprise a canopy layer of mainly English oak and aspen, and the shrub layer comprised of mainly blackthorn. These are indicated within the approved AIA in appendix 3 and appendix 4. The area in front of the shepherds huts will continue to self-seed (maple) within an area of c.660m² of ground coverage.

3. PROPOSED TREES AND PLANTING

3.1 The below table demonstrates the extent of the trees proposed to be planted on the site.

Native Tree Planting				
Species	**Height**	**Pot**	**Density**	**No.**
Yew Trees *(Taxus baccata* var. "Fastigiata")	30 – 90 cm height 2–3-year-old plants To be pruned and kept at a manageable height	Root Ball /Container Grown (RB/CG)	0.55 to 0.75 g/cm³	3
Laurel	Up to 2m in height	RB/CG	0.55 to 0.75 g/cm³	7
Apple Tree	090 – 150 cm height 2–3-year-old plants To be pruned and kept at a manageable height	RB/CG	0.6 to 0.9 g/cm³	2
Holly	Up to 2m in height	RB/CG	0.7 to 0.9 g/cm³	1
Holm Oak (*Quercus ilex*)	60 – 150 cm height 2–3-year-old plant May grow up to 15m	Burlap-Wrapped Root Balls	0.7 to 0.9 g/cm³	1
Spindle (*Euonymus europaeus*)	30-90cm Managed up to 2m	RB/CG	0.6 to 0.7 g/cm³	1
Red Robin *(Photinia x fraseri)*	60cm - 150cm To be pruned and kept at a manageable height of c4.5m	RB/CG	0.5 to 0.7 g/cm³	1

4. PROPOSED HARD SURFACES AND MATERIALS

4.1 No hard standing is proposed to be installed. The shepherds huts sit above ground. A small decking area is proposed in front of each of the shepherds huts. The decking sits on screws. See image below



4.2 A hardchip woodchip pathway has been installed linking the field to the parking area to the west. Woodchip has been laid around in front of the shepherd's hut with seating area. See image below



4.3 A semi-circular grass walkway links the shepherds hut to be enhanced and maintained

4.4 The field area in front of the shepherds hut will continue to self-seed with maple (see drawing 015) and aerial image below.



4.5 The field level within the red line block plan site is not to be altered from its current levels. Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation are to be protected in accordance with BS5837: 2012.