HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Coppice Hanger Church Hill Pulborough West Sussex
DESCRIPTION:	Approval of details reserved by conditions 11, 12 and 13 to approved application DC/21/1931.
REFERENCE:	DISC/25/0064
RECOMMENDATION:	Advice / More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

We do not wish to comment on Condition 13 as it should be discharged to the satisfaction of the Ecologist. However, we request that locations of lighting bollards are included within landscape proposals to ensure both schemes can be delivered.

Modification is requested prior to recommending the discharge of Conditions 11 & 12. See details below.

MAIN COMMENTS:

Condition 11

1. We note that the proposed tree layout has changed from approved proposals under DC/21/1931. To reiterate our comments under DC/21/1931, the long-term retention of trees and hedgerow within private amenity space is more vulnerable than those within communal areas. We therefore recommend that they be located outside of boundary treatments where possible, and maintenance access provided if needed. We highlight in particular the 3no. Betula pendula to the south of plot B.

2. As above, please clearly indicate hedgerow planting in front of proposed boundary treatments for all plots.

3. Please provide proposed hard surfacing details. We recommend the use of loose or resin-bound gravel for a softer finish. In addition, no-dig areas and specification should be detailed in plan in accordance with the Arboricultural Method Statement (AMS).

4. Please include proposed locations of lighting bollards coordinated with landscape proposals plan to ensure that the lighting and landscaping strategies can be delivered. We note the site layout in the lighting strategy differs from the landscape plan.

Condition 12

1. In regard to mulch, please amend details to reflect the following, 'Leave a 120mm collar free of mulch to prevent the stem/trunk from rotting'. We recommend updating the Landscape Specification in addition for consistency.

2. Please include maintenance operations for proposed green roofs.

3. 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 landscape features including woodland and hedgerows, and the protection of their ecological features. Alternative methods for weeding should be considered, noting that steel brushing in combination with acetic acid spraying, or electronic control systems are effective in hard landscaped areas. Please amend the LMP accordingly to remove mention of herbicides and pesticides, and reflect alternative methods as above or hand weeding alone by careful digging or selective scything within the following sections: 5.2, 7.0.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	03/04/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	04/04/2025