HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Greenacres Hurston Lane Storrington West Sussex
DESCRIPTION:	Variation of Condition 1, 7, 9, 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.)
REFERENCE:	DC/23/2090
RECOMMENDATION:	Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

While it is welcomed that some amendments have been made regarding previous landscape responses, there are further issues regarding design changes including the loss of two mature oaks which have not been appropriately replaced.

MAIN COMMENTS:

At a district level, site falls within E1 – Parham and Storrington Wooded Farmlands and Heaths Character Area of the Horsham District Landscape Character Area Assessment. A key characteristic of this character area are mature hedgerow oaks. It is noted, however, that two mature hedgerow oaks that were to be retained have been lost due to construction damage since our landscape responses under DC/22/2141. These trees must be appropriately replaced however the proposed replacement trees are not acceptable in terms of landscape character or size. Additionally, we note the absence of T4 on the border of plot 3 in the soft landscaping plans. Confirmation of its retainment is requested.

We recommend the following changes in regard to trees:

- Please increase sizes of Sorbus torminalis in the private amenity space of plot 6 to Heavy standard 12-14 girth for more instant impact.
- Plot 1 frontage shrub, Viburnum plicatum 'Mariesii', should be replaced with a small-medium sized tree alongside the proposed Acer campestre in order to extend and restore the green corridor along Hurston Lane. We recommend opting

for Carpinus betulus frans Fontaine or alternatively Sorbus aria or Prunus padus for seasonal interest.

Other recommendations for soft landscaping are as follows:

- An alternative plant is advised for formal hedgerow as Cotoneaster is listed as an invasive species in Schedule 9 of the Wildlife and Countryside Act. We would recommend considering Ligustrum vulgare, Taxus baccata or Ilex Aquifolium as alternative evergreen options.
- Heights of 60-90cm for the proposed native hedgerow mix are preferred if possible for more instant impact.
- As requested in previous landscape responses and as proposed in DC/22/2141, the native hedge should continue along the northern border of the access road, south of the brick wall on the border of Plot 1's private amenity space.
- Clarification is requested regarding the pot size for proposed Cornus sanguinea 'Midwinter Fire'.
- Designs have changed for the parking of Plot 1 and garage, resulting in the loss of proposed planting. While the resulting increase of private amenity space to Plot 1 is acknowledged, we do not advise the loss of planting north of the car parking and recommend lowering it to its original position so the planting bed can still be retained.

We request the following documentation to be provided for approval:

- An updated Landscape management and maintenance plan (LMMP)
    - Please remove '*or a suitable non-residual herbicide*' from weeding paragraph under *New tree planting* - as expressed in the document previously, 'Weeds are to be removed by hand in close proximity to trees'.
    - Under *SOFT LANDSCAPE ELEMENTS – GENERAL* please change wording to, 'Weeding to be undertaken by hand, unless noxious and invasive or harmful plants have been detected.
- Tree pit detail to include root barriers for trees in close proximity to hard landscaped/surfaced areas or equipment.

RECOMMENDED CONDITIONS:

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	20/02/2024
SIGNED OFF BY:	Inês Watson Specialists Team Leader (Landscape Architect)
DATE:	28/02/2024