HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Greenway Academy Greenway Horsham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 4 and 6 to approved application DC/22/1954
REFERENCE:	DISC/24/0197
RECOMMENDATION:	Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Minor modification is requested prior to recommending the discharge of 4, please see details below. Please note whilst condition 3 is to be discharged to the satisfaction of the LLPA, we encourage the developer to consider the recommendations made below.

We do not wish to comment on Condition 6 as it should be discharged to the satisfaction of WSCC Fire and Rescue Service.

MAIN COMMENTS:

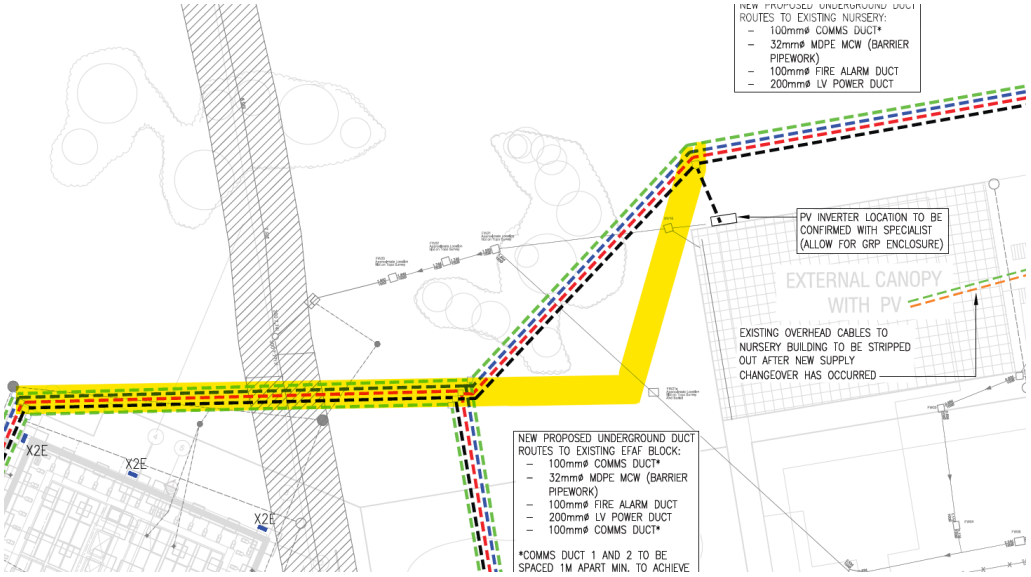
Condition 3

1. The proposed drainage strategy appears unchanged from that submitted under previously refused DISC/23/024. Its focus is predominantly on end of pipe solutions by concentrating on water storage and slow-release aspects of SuDS. We recommend the drainage strategy to be revisited to explore the 4 pillars of SuDS which include amenity, water quality, water quantity and biodiversity. There are opportunities that can be introduced by implementing tiers of landscape features (no more than 150mm to 300mm deep) such as rills, swales, rain gardens, etc. The introduction of these features would likely reduce the size or depth of the proposed storage, providing opportunity for better integration within the landscape and amenity space.

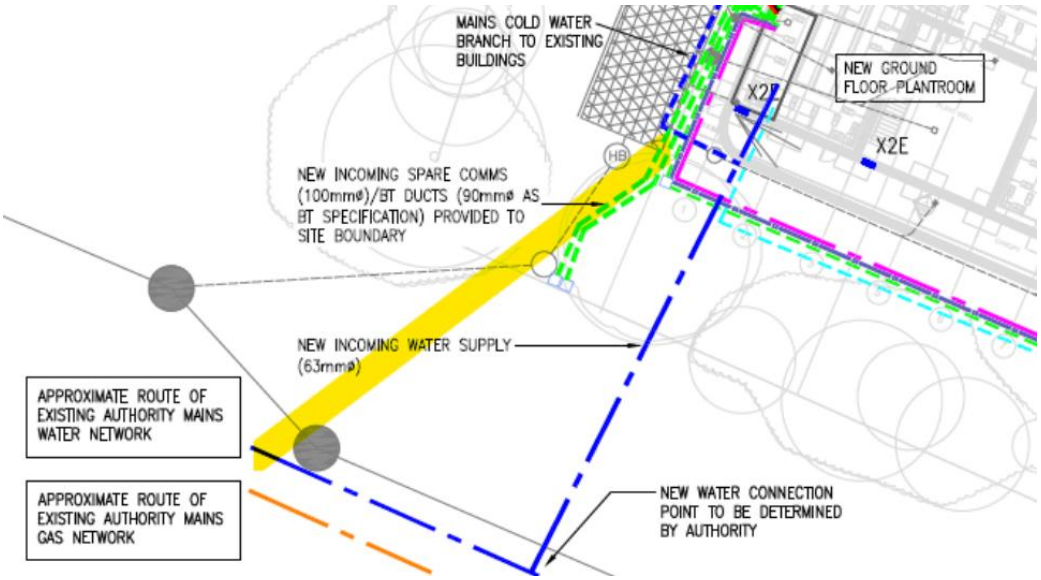
Condition 4

2. It is noted that there are areas of conflict between proposed utilities and existing trees and vegetation. All trees on the site shown for retention must be safeguarded, therefore the location of services need to be adjusted to avoid conflict and root disturbance. In addition, where possible we recommend using a single trench for services in order to minimise disturbance to soils and within RPAs. Please see the following examples, with altered locations roughly indicated in yellow:

a. North of new school building and trim trail.



b. South of new school building. Note that there should be a single trench and that efforts should be made to avoid the RPAs as much as possible.



RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	11/09/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	13/09/2024