HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Chanctonbury Nurseries Rectory Lane Ashington Pulborough
DESCRIPTION:	Variation to condition 1 to approved application DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) To enable a substation to be provided.
REFERENCE:	DC/24/0977
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments:

The re-location of the substation is welcomed. While the removal of northern boundary vegetation is advised against, we note appropriate justification and recommend any forthcoming removal is minimised and enhanced mitigation planting provided. These details can be secured via condition.

Notwithstanding, please note the Tree Protection Drawing must be updated to reflect the relocation of the substation and retention of more of T03a prior to determination.

1st set of comments:

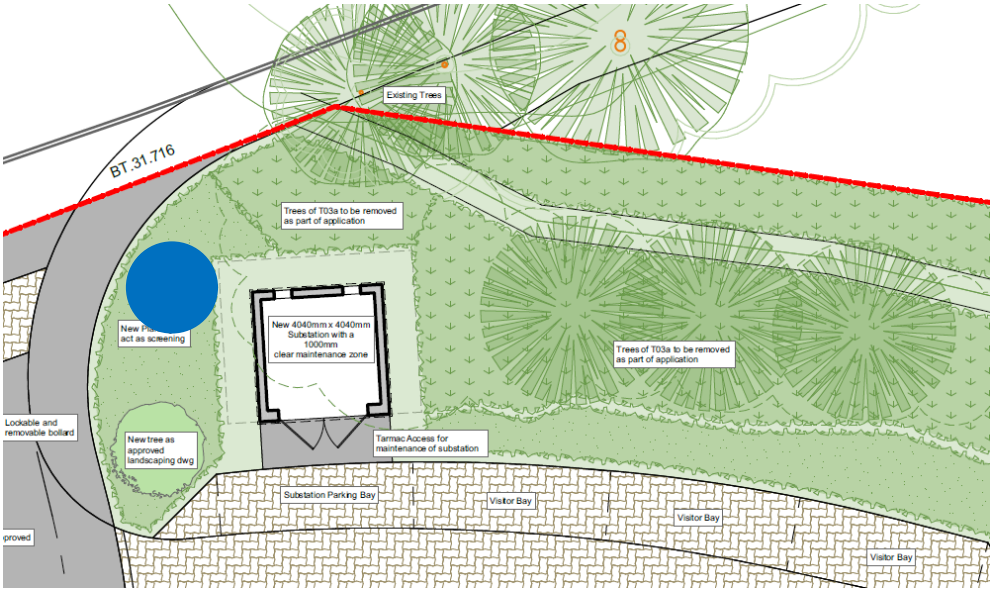
The proposal is not supported on landscape grounds. Please review comments made under DISC/24/0129 in regard to securing landscape strategy and ecological enhancements set out in the EIA, as well as comments made under DC/22/0372 in regard to the visual prominence of the development as seen in the wider landscape and therefore the importance of a designed 'sense of arrival' to the development.

MAIN COMMENTS:

1. Proposals under DC/22/0372 and DISC/24/0129 set out to retain and enhance the northern boundary vegetation, with the intention of managing it for the benefit of biodiversity by allowing it to develop into a tall, dense, bushy structure maintained at a height of 3-4 metres. Please review section 4.3 of the LMP, 4.8.1

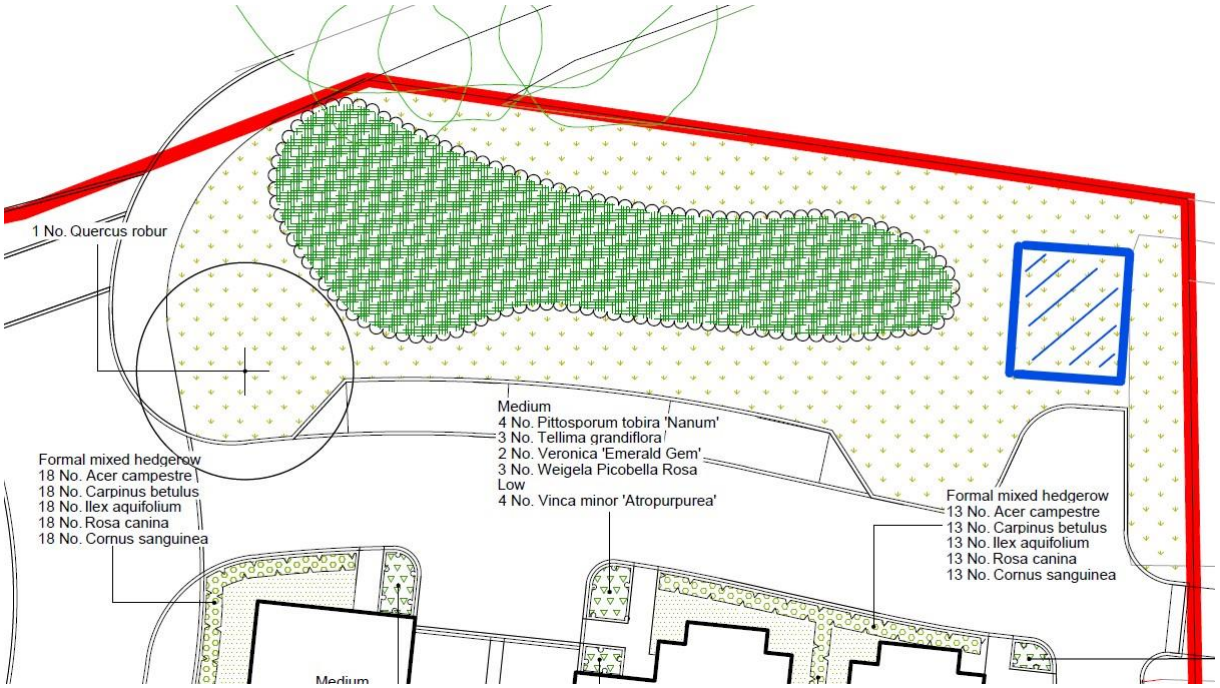
and 4.8.2 of the LEMP for proposed landscaping and sections 2.2.6.1-2, 2.4.2, 3.1.3-4 of the LEMP for ecological importance. Not yet addressed.

2. Proposals under DC/24/0977 state that the substation would be screened with a high quality landscaping scheme, however no detailed information has been provided. Not yet addressed. We recommend further tree planting in addition to the Heavy standard Quercus robur (see indicative location in blue below) along with a dense, mixed species, native hedgerow lining the boundary, to be maintained at a minimum 2m in height. This hedgerow should comprise native shrubs as seen elsewhere on site, such as Ilex aquifolium, Crataegus monogyna and Corylus avellana. These details can be secured via condition.



3. We recommend that the large area of vegetation on the northern boundary is retained for landscape, biodiversity and amenity benefit, and continue to recommend the addition of a Heavy standard Quercus robur in order to provide a designed sense of arrival and therefore improve visual amenity to the scheme. Tree reinstated, with thanks, however details (including girth size and specimen) must be secured by condition.

4. As an alternative, we recommend locating the substation to the east of the retained and enhanced vegetation, where it will be relatively well screened by existing vegetation and the currently proposed hard surfacing can be utilised for maintenance. (See below in blue for indicative location) Alternative location proposed, with thanks.



5. We noted that trees T03a are to be removed as part of this application, however this is not reflected in landscaping proposals under DISC/24/0129. Further clarification is requested. Not yet addressed. In accordance with the updated substation layout, only minimal removal is deemed necessary. Please mark accordingly in plan as the retention of the majority of T03a is required to secure the landscape strategy – see point 3.

6. As required under DISC/24/0129, co-ordination with utilities layout must be provided in order for the landscape strategy to be secured. Not yet addressed.

7. Please note that the boundary comprises a dark corridor (see Fig. 19 in the LEMP) and therefore light levels will be restricted to 0.4 Lux. Not yet addressed.

RECOMMENDED CONDITIONS:

~~If minded to recommend approval, please get in touch as pre-commencement conditions are likely to be required.~~

Underground Services

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Hard and Soft Landscaping Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, 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 trees and planting that are:
  - Existing
  - To be retained
  - To be removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Coordination of planting plans with ecological enhancement measures set out in The Ecological Impact Assessment, Ecology Co-Op, December 2021
- Written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals such as SuDS, including cross sections where necessary
- Details of all external lighting

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 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).

Landscape Management and Maintenance Plan

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all hard and soft landscape areas and shall include:

- The long-term design objectives
- Management responsibilities
- Specifications
- Maintenance schedules and periods
- Operations details
- Implementation details and timetable

The LMMP shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	05/07/2024 06/09/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	13/09/2024