HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Chanctonbury Nurseries Rectory Lane Ashington Pulborough
DESCRIPTION:	Application for approval of details reserved by conditions 7 & 14 to approved application DC/22/0372
REFERENCE:	DISC/24/0129
RECOMMENDATION:	More Information / Modification / Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

We are unable to discharge Conditions 7 and 14 as the relevant information has not yet been submitted. In addition, modification is requested in order to secure the landscape strategy and ecological enhancements set out in the EIA.

MAIN COMMENTS:

Condition 14

1. Details of all existing trees and planting to be retained as required under Condition 7.
    a. No concerns are raised on landscape grounds, with the exception of the area of vegetation to be removed in the northern boundary, as indicated in the tree protection plan and the existing tree schedule. This area of removal is not reflected in other plans. See comments made under DC/24/0977 for justification and recommendations.
2. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.
    a. Species.
        i. Please add the following grass mixtures to the planting schedule: Emorsgate EW1 – Woodland Mixture, Emorsgate EM8 – Meadow Mixture for Wetlands and Emorsgate EM3 – Special General Purpose Meadow Mixture.
        ii. In regard to native understory planting, please update the planting schedule and plans to include species listed within the LEMP, such as Frangula alnus, Viburnum opulus and Ligustrum vulgare.
        iii. Please indicate proposed scrub enhancement/native understory planting within the northern boundary in plan.
    b. Planting size.

i. Please increase size of Quercus robur in the front entrance to Heavy standard 12-14 girth for more instant impact in order to provide a designed sense of arrival.

c. Plant numbers.
   i. As above, in order to provide a designed sense of arrival and in order to soften the built form, we recommend 1No. or 2No. trees adjacent to plot 3 and/or a continuation of hedgerow.
   ii. There is opportunity for further tree planting within the Open Space in the southern parcel, as per the previous response under DC/22/0372 which recommended, '*woodland creation and / or denser woodland belt and green buffer to form a stronger southern edge to the open countryside*'. We recommend a further 2No. native trees as a minimum, such as Sorbus torminalis and Salix caprea.

d. Tree pit details.
   i. While submitted details are welcomed, we would recommend the following amendments in order to ensure successful establishment:
      1. Tree pit size no deeper than the root system and at least one and a half times as wide.
      2. Base of tree pit should be left undisturbed unless significant drainage problems are apparent.
      3. Backfill should replicate existing soil profile by using soil excavated from planting pits, only amended with imported soils if necessary. No fertiliser should be used.
      4. Minimum 50mm layer of mulch should be applied to a 1m diameter around the tree. Leave a 120mm collar free of mulch to prevent the trunk from rotting.

3. Details of all hard surfacing materials and finishes.
   a. Not yet provided.
4. Details of cycle storage provisions and refuse / recycling bin locations.
   a. Not yet provided.
   b. We recommend blue green roofs are introduced to ancillary structures such as bin and cycle stores.
5. Details of all boundary treatments.
   a. Not yet provided. Treatment details and specification is required for each boundary type, including boundaries between driveways.
   b. We recommend implementing brick or stone walls where boundaries face the public domain and/or shared amenity space in order to provide a higher quality street scene. Please provide brick detailing features for visual interest.
   c. Please add note in plan regarding EIA 5.9.2 Mitigation Measures and LEMP 3.8.3 Enhancements which require at least 2No. 15x15cm openings within the gravel boards/bases of each fence line as well as signage to ensure permeability for small mammals across the site.
6. Ecological enhancement measures set out in (The Ecology Co-Op, December 2021).
   a. In regard to hedgerow and native understory planting, please amend species numbers according to proportions specified within the EIA (cited above) and the LEMP. Hawthorn currently comprises 10% of the mix, however 50% is required for hedgerow and 40% is required for native understory/scrub.
7. Co-ordination with the utilities layout as required under Condition 9

a. Not yet provided. This are required in order to secure the landscape and drainage strategies without conflict.

LMP

8. Please add note to remove rabbit guards once plants are sufficiently established (usually 3-5 years).
9. While mentions of hand weeding methods are welcomed, we recommend that chemicals including herbicides, pesticides and fertilisers are not to be applied on site at any time due to impacts on the existing and proposed waterbodies, ditches, hedgerows, scrub and the protection of their ecological features. For large areas of land, alternative methods should be considered such as hot foam or hot water systems. Please amend the Planting Schedule and the following sections of the LMP by removing mention of pesticides, herbicides, insecticides, fungicides, and slug pellets: 3.7, 4.53 and 7.4.

Balancing Pond

10. Attenuation basins should blend aesthetically into the surroundings and must not look like steep sided engineered structures. We recommend introducing varied depths using a combination of shelves/benches with a max 1:3 slope in between. This will provide the opportunity for marginal planting and variations in vegetation structure to ensure habitat diversity and landscape effect, therefore ecological and amenity benefits. As per Horsham District Council's Open Space, Sports & Recreation Review, we advise using solely UK native species and a range of vegetation types including wildflowers and other nectar rich plants, trees, shrubs and grasses of various heights. These should be included within the planting schedule and their specific maintenance within the LEMP. Please provide the following information regarding the balancing pond:
    a. Drawings including proposed levels and cross sections
    b. Predicted water levels
    c. Updated planting plans, planting schedule and LMP to reflect proposed planting.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	03/07/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	