HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Former Arun Feedmills Sincox Lane Shipley West Sussex
DESCRIPTION:	Approval of details approved by condition 9 and 10 to approved application DC/23/2278
REFERENCE:	DISC/24/0236
RECOMMENDATION:	Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Minor modification is requested prior to recommending the discharge of condition 10, please see details below.

In addition, we query who will be responsible for the maintenance of the existing boundary vegetation and planting in the visitor parking/communal areas.

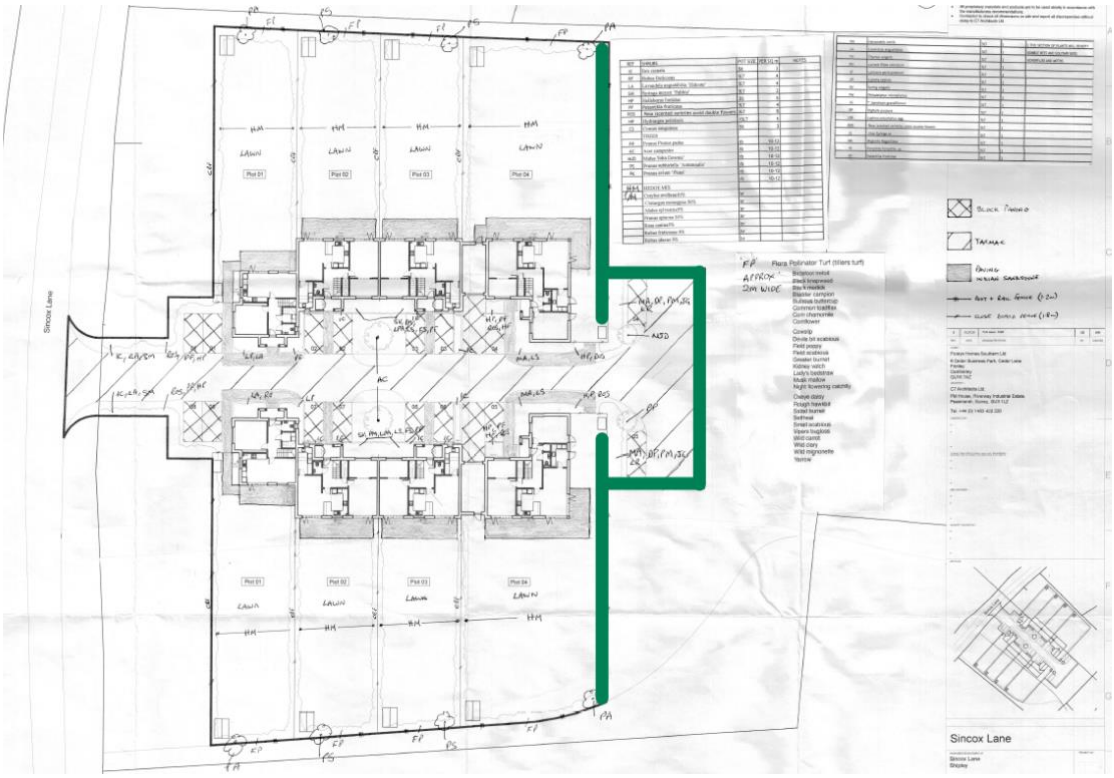
We do not wish to comment on Condition 9.

MAIN COMMENTS:

1. Details of all existing trees and planting to be retained
    a. The Ecological Enhancement Plan (EEP) references retained trees and hedgerow on site, though it is understood that they may be outside the red line boundary. Please include in plan to better understand the relationship between the proposals and existing trees and vegetation.
2. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.
    a. Please provide plant numbers within the schedule.
    b. Please provide tree pit details.
    c. While Rubus fruticosus is commonly found in the local landscape and therefore positively contributes to the character of the area, concern is raised with its manageability for future residents. To safeguard the retention of the native hedgerow, which may be at risk of improper management and/or removal as a result of the above, we recommend removing Rubus fruticosus from the species mix and replacing with further Corylus avellana.
    d. Some trees are proposed within private amenity space and therefore their establishment and retention cannot be guaranteed. Please consider altering their

location outside of the dwelling curtilages at a sufficient distance from existing trees as referenced under point 1.

e. Please add further hedgerow to plan (indicated in green below), as approved in plans under DC/23/2278 and DISC/24/0200.



3. Details of all hard surfacing materials and finishes
    a. We recommend that a softer treatment such loose or bound gravel, is used as an alternative to tarmac to better blend in with the surrounding countryside and to ease drainage.
4. Details of all boundary treatments
    a. No changes necessary.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	21/10/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	22/10/2024