

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cedar Cottage Sandygate Lane Lower Beeding West Sussex
DESCRIPTION:	Demolition of existing dwelling and erection of 24no. dwellings including the creation of a new access from Sandygate Lane with associated works.
REFERENCE:	DC/26/0640
RE-CONSULT:	1 st set of comments in black 2 nd set of comments in blue
RECOMMENDATION:	Modification Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

While some changes have been made to address previous comments, with thanks, further modification remains required in order to protect and conserve existing landscape features. Please see comments in blue below, highlighting the following:

- Modification to the layout so that the encroachment within RPAs caused by plots 7 & 13 is avoided.
- Provision of a maintenance strip in order to secure the long-term retention of existing and proposed buffer planting. It is also recommended that the buffer planting is excluded from the plot ownership or that covenants are put in place that secure its long-term retention.
- Further consideration of the open space strategy.

1st set of comments

No concerns are raised regarding the proposed development in principle, however modification is requested in order to protect and conserve existing landscape features.

Further consideration should be given to the site layout, the access road in particular, in combination with the reduction of dwellings in order to have further regard for the retention and enhancement of mature trees on site which are key components of the receiving landscape.

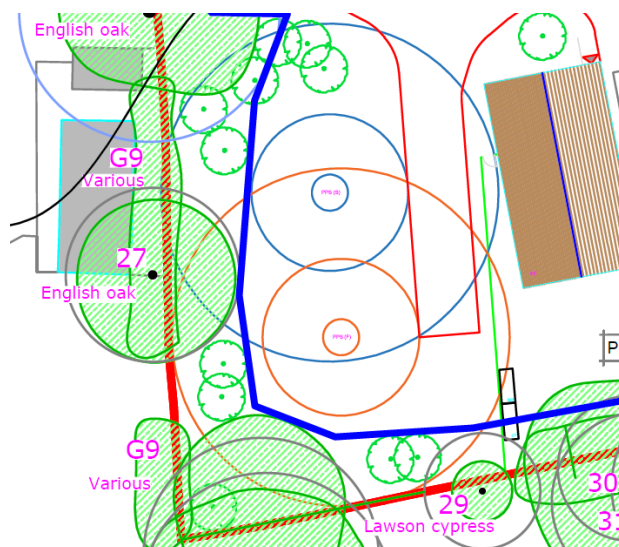
See details below.

MAIN COMMENTS:

1. In order to mitigate adverse effects on landscape character and visual amenity, and to comply with HDPF Policies 25, 26, 31 and 33, existing vegetation must be protected, conserved and enhanced. In order to safeguard the existing green infrastructure bounding and within the site, proposals must:

- a. Demonstrate compliance with BS 5837:2012. As such, development within root protection areas (RPAs) should only be observed where unavoidable.
 - b. Avoid existing trees and vegetation backing onto garden plots or being enclosed within residential curtilage whenever possible, to secure their long-term retention and sympathetic relationship with future occupants of the site.
2. It is also recommended that placing RPAs in private gardens is avoided where possible.
3. As the site is partially undeveloped, the layout can be adjusted to fully avoid RPAs. The alteration of the access road and the removal of the following dwellings is thus recommended:
 - a. Plot 6 - within the RPA of T42, which benefits from a TPO.
Not addressed.
 - b. Plot 13 and the associated road - within the RPAs of T24 & T26.
The RPA of T24 has been avoided, with thanks. However, concern is raised regarding the proximity of the plot and the existing treeline, which is likely to result in a poor relationship and shading concerns. This places the trees at considerable risk of future lopping or felling pressure, which would further erode the site's landscape character and amenity value. Please amend.
 - c. Plot 7 - within the RPA of 'notable' T19, which benefits from a TPO. While recognised that the current buffer zone is larger than the BS minimum requirements, the removal of this parcel will allow for the delivery of a more meaningful open space that can deliver on the amenity typology as per the requirements of Horsham District Council's Open Space, Sports & Recreation Review 2021 (OSSR). See point 7.
Not addressed; please amend.
4. In addition, as per point 1b, the location of any proposed boundary treatment must clearly exclude existing vegetation from plot ownership, providing a maintenance strip between the garden boundaries and existing landscape features.
Not addressed; please amend. A path is noted along the southern boundary, however its purpose is unclear; please clarify.
5. Wider, planted buffers are also encouraged to conserve and enhance the semi-rural landscape character.
Planted buffers have been provided on the western boundaries of Plot 6 and 24, the northern boundaries of Plots 8-13, and the southern boundaries of Plots 14-17, with thanks. However, please note that the long-term retention of the planting cannot be guaranteed within private amenity space, as it will be dependent on future occupiers' choice. As above, maintenance strip with access is therefore requested alongside the exclusion of the planted buffer from the plot's ownership.
6. Planning and Land Management Guidelines for *N1 - Mannings Heath Farmlands Landscape Character Area* (LCA) as defined by the Horsham District Landscape Character Assessment (2003), of which the site is located, state to, 'conserve and enhance tree cover around village fringes and on approach roads'. As such, we request that the access road be tree-lined on approach to Sandygate Ln.
Amended, with thanks. Closed.
7. We note the site meets the minimum threshold for multi-functional greenspace provision, as identified in the OSSR. For a scheme of this size, it is acknowledged that not all typologies of open space can be delivered on site. Nevertheless, it is considered that larger areas of natural and semi-natural green space can be delivered along the boundaries, which will simultaneously address concerns with landscape and visual amenity. We echo comments made by HDC's Arboriculturalist regarding the introduction of post and rail fencing to limit access and compaction to the RPA of T19. As such, given the proposed central open space mostly comprises TPO RPA, this space should be widened to deliver amenity space to be enjoyed by residents, as per point 3c. The inclusion of seating and feature planting is recommended as a minimum to meet the OSSR requirements.
A timber knee rail has been provided, however this is deemed unlikely to limit access and thus compaction to the RPA of T19. This treatment should be amended to reflect post and rail fencing, as previously requested by HDC's Arboriculturalist, however this can be secured via condition if necessary. We recommend further guidance from HDC's Arboriculturalist is sought to determine if the area fenced off is sufficient in protecting the RPA of T19.
In any case, no amenity space or provision of seating/feature planting has been indicated, therefore OSSR requirements remain unmet. Please amend.

8. Clarification is requested regarding 'PPS (S)' and 'PPS (F)' to the southwest of the scheme, attached below.



No clarification provided, however these have since been removed from plans. Closed.

9. In addition, some of the tree planting appears to be proposed within the RPA of existing trees. We request these are adjusted and planted in a similar location outside of RPAs.

Amended, with thanks. Closed.

10. Clarification is requested regarding the new area of hardstanding in the southwestern corner of the scheme.

RECOMMENDED CONDITIONS:

N/A at this stage, however if you're minded to recommend the application for approval without the concerns addressed above please get in touch as specific conditions will be required.

As above.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	12/06/2026 11/08/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	15/06/2016 25/08/2026