



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO:</b>             | Horsham District Council – Planning Dept                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>LOCATION:</b>       | Land East of 1 To 25 Hayes Lane Slinfold West Sussex                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>DESCRIPTION:</b>    | Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, <del>and</del> re-alignment of Public Right of Way No.3782, <a href="#">and land for a scout hut and associated parking.</a> |
| <b>REFERENCE:</b>      | DC/25/2006                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>RE-CONSULT:</b>     | 1 <sup>st</sup> set of comments in black<br><a href="#">2<sup>nd</sup> set of comments in blue</a>                                                                                                                                                                                                                                                                                                                                         |
| <b>RECOMMENDATION:</b> | Holding Objection / More Information / Modification<br><a href="#">Holding Objection / More Information / Modification</a>                                                                                                                                                                                                                                                                                                                 |

### SUMMARY OF COMMENTS & RECOMMENDATION:

#### **2<sup>nd</sup> set of comments**

[While some changes have been made to address previous comments, with thanks, it is regrettable that no changes have been made to the layout and that the open space strategy has been significantly diluted.](#)

[With regard to layout, of key concern is that a sufficient buffer has not been demonstrated between Locally Notable T62 and the proposed road. While no-dig is now proposed in this area, we continue to request that this is achieved by adjusting the road and ribbon of dwellings further east by reducing rear garden space, as previously suggested by HDC's Arboriculturalist.](#)

[With regard to Open Space, given the deficit in play opportunities in Slinfold, it is disappointing that play equipment has been reduced to trim trails and that no high-quality play area and social space has been provided near the Downs Link, as previously requested. We request that this is reconsidered in addition to providing updated public open space calculations to ensure OSSR requirements are met.](#)

[Many concerns and requests for modification remain outstanding, however we highlight in particular points 2, 3, 7, 8, and 11-17.](#)

#### **1<sup>st</sup> set of comments**

No concerns are raised to the proposed development in principle. However, further consideration should be given to the site layout, particularly with regard to the retention and safeguarding of the existing mature treeline adjacent to Hayes Ln, which is identified as having high landscape value. In order to meet the criteria of Policy 7 of the Slinfold Neighbourhood Plan and to comply with HDPF Policies 25, 26, 31 and 33 (6) in mitigating adverse effects on landscape character and visual

amenity, the root protection area (RPA) of this treeline must be both modified and avoided, in concurrence with comments made by HDC's Arboriculturalist.

Key concern is also raised with the lack of consistency across plans, including tree retention and landscape strategy, which must be reviewed.

Furthermore, the identified landscape and visual effects have not been sufficiently mitigated in order to be satisfied that the rural qualities experienced within the site and public rights of way can be retained. Further considerations must also be made in order to secure the open space strategy in tandem with BNG requirements.

In addition, we advise that SuDS proposals are revised to be landscape-led and address the unmet design criteria, which will additionally enhance the overall drainage strategy.

## **MAIN COMMENTS:**

### LVA & Layout

1. Of key concern is the approach to mitigation, which should influence proposals based on findings of the LVIA. The mitigation descriptions are vague and are not all evident within the Landscape Strategy, despite being noted as being incorporated under section 6.3. These descriptions should be clearer, as opposed to, for example, '*New landscaping*', and should be fully incorporated within the Landscape Strategy.  
*Not addressed.*
2. Further, while the LVIA identifies the mature tree line adjacent to Hayes Ln as of '*high landscape quality, value and sensitivity due to their contribution to the treed character of Hayes Lane and the wider landscape*', the encroachment of its collective RPA (root protection area) is a cause of concern. We echo comments made by HDC's Arboriculturalist in regard to modifying the RPAs and consequently the layout on account of Hayes Ln.  
*The RPAs of the trees noted for their landscape quality, value and sensitivity have been modified, with thanks. However, the road layout has not been adjusted to avoid them and additional visitor parking is proposed within the RPA of T62, noted as being "Locally Notable". While this area is proposed to be 'no dig', it should still be avoided entirely given the potential future veteran status of T62 thus the resulting requirement of a buffer zone free from development and access, as per government guidance. Please amend.*
4. The proposed layout must entirely avoid development within modified RPAs in order to secure their retention and longevity and in order to demonstrate compliance with BS 5837:2012 5.3.1. This can be done by pulling built form away from the treeline.  
*As above, there is scope to pull the road layout and dwellings further east to avoid unnecessary RPA incursions. Please amend.*
5. In addition, we recommend the layout is softened by loosening the regimented positioning of the plots, particularly along the eastern and southern parcels which are very urban in character. This could be achieved by adjusting the road to be more organic and meandering, delivering a less abrupt edge of settlement, while creating a better design transition into the countryside, in line with retaining the rural village feel of Slinfold as per the Slinfold Parish Design Statement.  
*Not addressed.*
6. Please note that areas of advance planting as expected as part of mitigation measures, particularly within existing buffers. This can be delivered alongside the enabling operations/protective fencing to the existing trees and will deliver part of the landscape strategy early on, creating opportunity for boundaries to establish during construction, being more effective at reducing identified adverse effects from day 1.  
*Not addressed.*
7. We note various instances of tandem parking in sets of 3. These should be a maximum of 2-aside to limit large areas of parked vehicles which are considered an urbanising detractor to the rural surrounds.

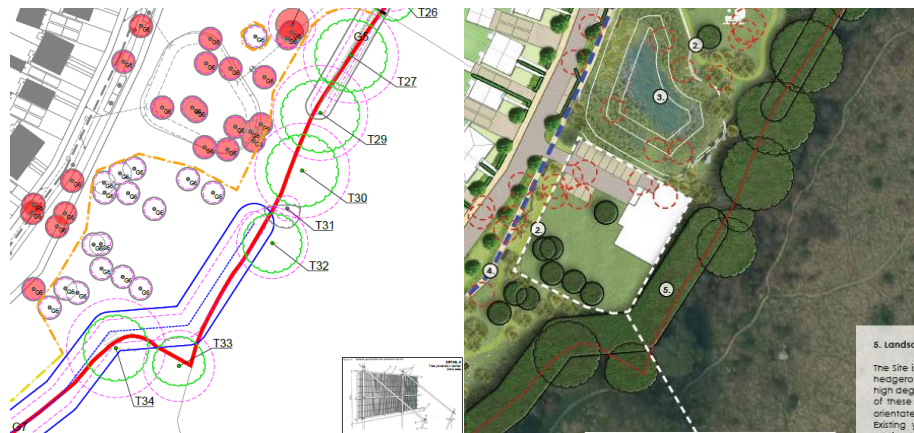


Not addressed. Please amend.

### Landscape and open space strategy

8. While no detailed landscape proposals have been submitted and thus proposals are indicative, there are discrepancies in tree layout within the open space provision to the east and south:
  - a) The Planning Layout details circa 5no. trees retained
  - b) The Tree Removal and Protection plan details circa 50no. trees retained.
  - c) The Illustrative Landscape Strategy details some existing woodland retained.
  - d) The Development Framework Plan details circa 3no. trees retained.
  - e) The Post Development Retained Habitats Plan details circa 5no. trees and some existing woodland retained, though these are different from other documents.

The updated AIA details the loss of a further 21no. trees than previously proposed (51no. in total), however discrepancies remain within the rest of the submitted documentation. The additional loss of trees to facilitate development, without meaningful compensation, increases the importance of retaining existing trees (such as T62) and reinforces the need for a well considered layout that respects and avoids encroachment within RPAs of existing trees. Please update the AIA to reflect consistency in regard to tree removal, as further losses are necessary on account of the newly proposed Scout Hut. The AIA should also be updated to accurately reflect the relationship between the newly proposed scout hut, hard surfacing and existing vegetation.



Tree Removal & Protection Plan [left], Illustrative Masterplan [right]

9. Further, the Post Development Created Habitats Plan within the BNG Report indicate that the vast majority of the open space is proposed to be woodland, however the Illustrative Landscape Strategy indicates various areas of wildflower meadow with mown paths, open space, picnic areas and '*areas of shorter mown grass will be included at the edge of the development to encourage active games/recreation*'. While these features can be incorporated within woodland clearings, this is not sufficiently detailed within the strategy, plans or Bird's Eye Visual.  
Not addressed.
10. Please amend all plans to ensure consistency, particularly in regard to retained and proposed tree planting.  
See point 8.
11. In addition, please note that The Tree Removal and Protection plan should be coordinated and updated to reflect proposed SuDS.

The updated Tree Removal and Protection plan reflects the previously proposed SuDS basin. Please update to reflect the updated SuDS layout in order to accurately reflect the relationship between earthworks and the existing vegetation.

12. The public open space calculations and Open Space Typologies Plan is welcomed, however please note that the calculations should be based on Horsham District Council's Open Space, Sports & Recreation Review 2021 (OSSR) as opposed to FiT (Fields in Trust). As such, the typology requirements are as follows:
- a) Allotments: 156m<sup>2</sup>
  - b) Multi-functional Greenspace: 3811m<sup>2</sup>, of which:
    - i. Parks and Gardens: 1198m<sup>2</sup>
    - ii. Amenity Greenspace: 503m<sup>2</sup>
    - iii. Natural and Semi-Natural Greenspace: 2109m<sup>2</sup>
  - c) Children and young people: 78m<sup>2</sup>, of which:
    - i. Children: 43m<sup>2</sup>
    - ii. Young people: 35m<sup>2</sup>

Not addressed.

13. Given points 8-10, the typologies should be amended to better reflect the descriptions of typologies as set out within the OSSR. These are repeated below for ease:

**a) Natural and Semi-Natural Greenspace**

*Includes woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. down-land, meadow), heath or moor, wetlands (e.g. marsh, fen, wastelands (including disturbed ground), and bare rock habitats (e.g. quarries) and commons. Such sites are often associated with providing wildlife conservation, biodiversity and environmental education and awareness.*

**b) Amenity Greenspace**

*Sites offering opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas. It includes informal recreation spaces, village greens and other incidental space.*

**c) Parks and Gardens**

*Covers urban parks and formal gardens (including designed landscapes), which provide accessible high-quality opportunities for informal recreation and community events*

Not addressed. Please amend.

14. As per point 9, if woodland is proposed throughout the site, the Amenity Greenspace typology must be recalculated. Please note, as per the OSSR, Amenity Greenspace must be:
- a) A minimum size of 0.05 ha with a minimum dimension in length or breadth of 20m.
  - b) Suitable for informal recreation pursuits such as 'kickabout' football, picnicking, kite flying and dog walking.

Not addressed. Please amend.

15. Please note in addition that SuDS schemes will not be counted towards the quantity standard of amenity greenspace.

Not addressed. Please amend.

16. We note proposed provision of natural play areas and features located throughout the site:
- a) The Illustrative Landscape Strategy details 7no. locations
  - b) Section 7.2 of the Design and Access Statement details 6no. locations
  - c) The LVIA details 1no. natural play area located in the south of the Site.

Discrepancies notwithstanding, the newly submitted proposals result in a reduction of play opportunities. We note the change within 5.2 of the LVIA from play equipment to trim trail stations along mown and hoggan paths; higher quality play provision is requested for this site (see point 17 below), therefore this is not deemed appropriate.

In addition, while cognisant that this is outline, there has also been a reduction in picnic areas. Please reinstate.

Further, while this can be secured at a later stage, please note that hoggan is not deemed appropriate in this location and should be amended to reflect all weather surfacing, such as Breedon self-binding gravel, CEDEC gravel, or similar.

17. Given the deficit in play opportunities for children and young people in Slinfold, we are satisfied for offsite contributions to be forgone in favour of providing a high-quality play area and social space that is stimulating for a variety of ages. This should be located to the north-east of the site in proximity to the Downs Link, in order to ensure it is well used by future and existing residents as well as users of the Downs Link.

Not addressed, and as above, existing provision has been reduced. Please amend; there remains opportunity for this to be delivered within the northeastern parcel.

18. The Illustrative Landscape Strategy refers to a new cycleway; clarification is requested if this is to be a shared surface with the public footpath and that suitable width and surfacing is provided.

[Reference to a new cycleway has now been removed. Closed.](#)

#### SuDS

19. Proposals do not comply with Policy 4.4 of the Slinfold Neighbourhood Plan, which requires development proposals to follow best practice in Sustainable Drainage techniques. The SuDS proposals focus on end of pipe solutions and as such, do not align with the 4 pillars of SuDS which include amenity, water quality, water quantity and biodiversity. We encourage revisiting the surface water strategy to address the unmet pillars of Amenity and Biodiversity, as set out within the Drainage Strategy under 7.4.1, 'combine water management and green space with benefits for amenity, recreation and wildlife'. There may be scope to introduce additional features, including:

- a) Bioretention areas.
- b) Rain gardens.
- c) Vegetated swales.
- d) A wildlife pond, which could provide opportunities such as pond dipping or a viewing platform.
- e) Blue green roofs on ancillary structures such as garages.

If proposed, we expect to see details within the planting proposals and specific maintenance within the LMMP.

[As noted within the updated Drainage Strategy, the SuDS basin is now proposed to be a permanently wet pond, which is welcomed. We recommend the Illustrative Landscape Strategy Plan is updated accordingly. Further opportunities, as listed above, are also continued to be recommended in addition.](#)

**RECOMMENDED CONDITIONS:** 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.](#)

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|-----------------------|-------------------------------------------------------------------|
| <b>NAME:</b>          | Elly Hazael<br>Trainee Landscape Architect (Planning)             |
| <b>DEPARTMENT:</b>    | Specialists Team - Strategic Planning                             |
| <b>DATE:</b>          | 02/02/26<br><a href="#">10/08/2026</a>                            |
| <b>SIGNED OFF BY:</b> | Inês Watson CMLI<br>Specialists Team Leader (Landscape Architect) |
| <b>DATE:</b>          | 05/02/2026<br><a href="#">25/08/2026</a>                          |