

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	New Place Nurseries London Road Pulborough West Sussex
DESCRIPTION:	Approval of details reserved by conditions 2 (site levels) and 4 (roadway details by plots 20-26) to approved application DC/24/1676
REFERENCE:	DISC/26/0266
RECOMMENDATION:	Condition 2: Modification / More Information Condition 4: Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Further information and amendments to the layout are required before the discharge of Conditions 2 and 4 can be recommended. See details below.

MAIN COMMENTS:

Condition 2

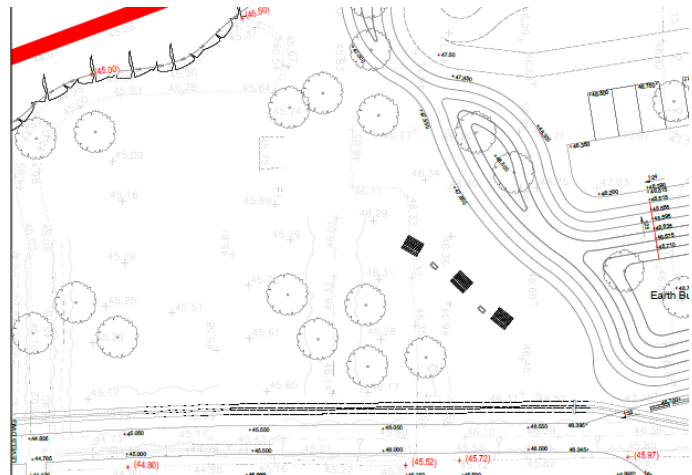
Pursuant to Condition 9 of outline planning permission DC/21/2321, and notwithstanding the details shown on the Site Levels plan West and East [890815-RSK-ZZ-XX-DR-C-8201 Rev P07 and 890815-RSK-ZZ-XX-DR-C-8202 Rev P07] no site levelling works, earthworks or soil movement shall take place until a detailed levels scheme has been submitted to and approved in writing by the Local Planning Authority The scheme shall include:

- *a topographical survey of existing site levels;*
 1. No observations to make
- *proposed finished floor levels;*
 2. See concerns regarding proposed ground levels below.
- *proposed ground levels;*
 3. Levels surrounding Bromgrove plot types (see sheet 4) are noted to be in abeyance. These are expected to be provided prior to discharging Condition 2; please review and submit levels information.
 4. While some concerns raised under DC/24/1676 have been addressed, the submitted levels strategy continues to include steep gradients with no stabilisation methods proposed that raise concerns regarding landscape integration, maintenance of the landscape scheme and user safety. Gradients must be reduced where feasible to minimise the use of engineered interventions such as safety railings at a later stage. Where these cannot be avoided, stabilisation measures, retaining structures and any safety features should be provided. Such measures should be informed by a safety audit where necessary. Where turf is proposed, gradients should not exceed 1:3 to facilitate required maintenance. Please see non-exhaustive examples below:

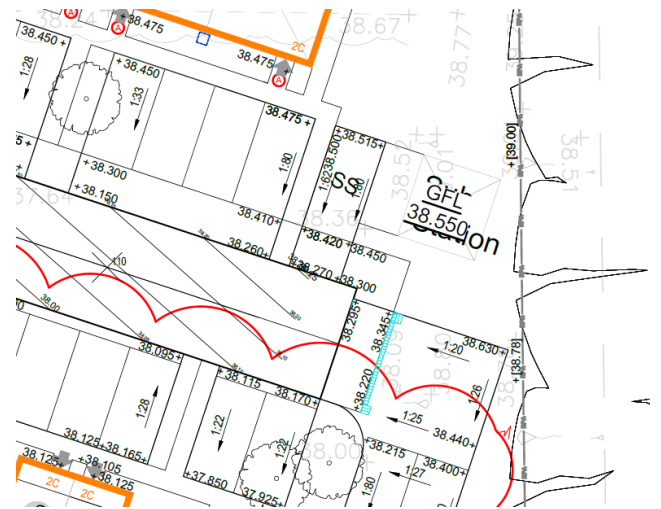
6. The long sections provided do not show the relationship between proposals and existing landscape features, nor do they illustrate cut and fill operations. This is pertinent for areas including SuDS and the earth bunding to the north. Please review.

7. None provided. Please review.

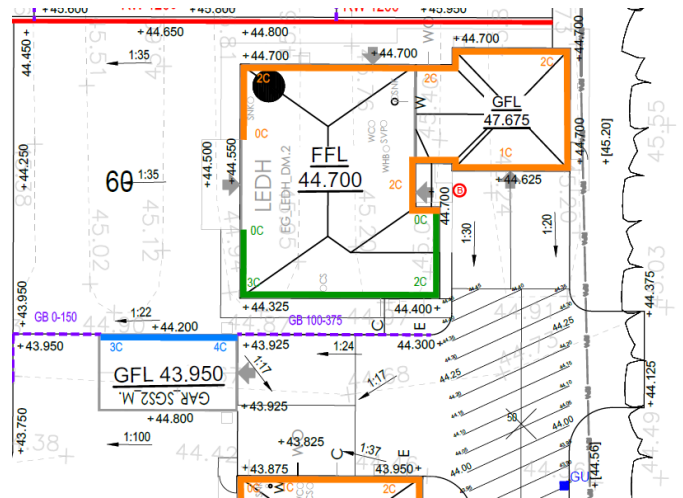
8. No level information has been provided for the bunding adjacent to the kick about area and play area, please submit.
9. The proposed landfall within the kickabout area is approx. 1:12 which is considered relatively steep for the intended recreational use. This gradient compromises the usability and function of the space for informal ball games and recreation as per open space strategy.
10. Provide level information for the area west of the picnic tables.



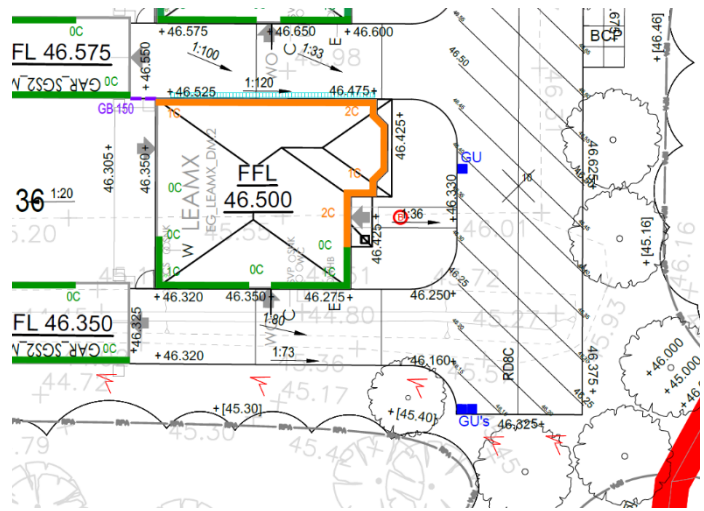
d. Substation



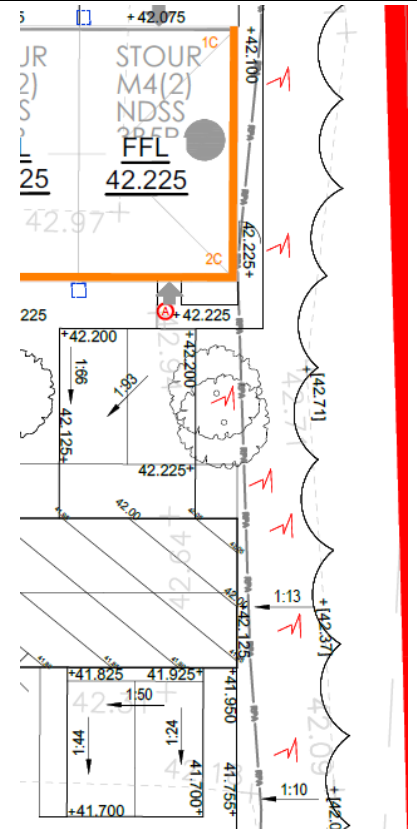
e. East of Plot 60



f. South of Plot 36



g. Eastern boundary
(Plot 10)



Condition 4

Notwithstanding the drawings hereby approved, no development within the eastern part of the site comprising the roadways and associated infrastructure adjacent to Plots 20-26 shall commence until revised details of the roadway alignment and construction have been submitted and approved to and approved by the Local Planning Authority in writing. The submitted details shall demonstrate that the roadway is located outside of the identified RPA insofar as practicable. The development of this part of the site shall thereafter be carried out in accordance with the approved details.

12. Please refer to landscape comments made under DC/24/1676. While cognisant that the layout is unchanged from that approved, the following is repeated here for ease:

"The eastern boundary does not benefit from the same level of flexibility [replacement and compensatory measures]. Its retention and enhancement, particularly given its position and function as a buffer between the proposed built form and the countryside, are critical to mitigating the adverse effects identified within the LVIA at outline stage. This proposed relationship is not considered to be acceptable and cannot be supported on landscape and visual amenity grounds."

"In order to safeguard the existing green infrastructure bounding the site, proposals must demonstrate compliance with BS 5837:2012 and as such, development within root protection areas (RPAs) should only be observed where unavoidable. Where the areas of the site are undeveloped, we consider the layout can be adjusted to fully avoid RPAs...noting that trees are highly susceptible to rapid decline due to sudden changes in their rooting medium, such as changes to hydrology, increased water levels or mounding."

No changes have been made in order to avoid RPA encroachment throughout the scheme, and further, continue to not deliver the identified mitigation measure of retaining existing vegetation, nor the objective of providing a 'Soft development edge and enhanced boundary planting'. The eastern boundary remains of key concern as the level of RPA encroachment places this treeline at risk of decline and future loss. Please see area highlighted in yellow below, noting that this will be considerably larger on account of earthworks and mounding. We continue to request that built form be pulled further west to avoid RPAs."

As per the condition wording, this request remains, particularly as there is scope to reduce rear garden sizes in order to locate the roadway outside of the RPAs. In addition please note the encroachment of plot 23 and 24 into the existing boundary vegetation will result in the partial loss of the existing tree belt without any proposed mitigation to reduce the impacts of the scheme on the adjacent countryside.

