HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of RM Area 1 and 2 Mowbray Hillside Rusper Road Horsham
DESCRIPTION:	Reserved matters application for the provision of landscaping and ecological enhancements to the Hillside pursuant to Condition 5 of approved outline application DC/16/1677 (Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure)
REFERENCE:	DC/24/0061
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

We are satisfied that the majority of comments have been addressed, with thanks. However despite not having occupations within the application area, given the unique nature of the Hillside site we continue to recommend resubmitting the LEMP as previously requested, and combining amendments for the Compliance Statements dated 20th March and 29th May.

1st set of comments

The provision of multiple habitats is welcomed, however modification is requested to secure the landscape strategy.

MAIN COMMENTS:

Landscape Masterplan

Information is requested and recommendations are made in regard to the layout and planting schedule, which are detailed below:

1. Please mark locations of bird and bat boxes to plan, as well as wooden signs proposed within the LEMP. Closed, with thanks.

2. Please confirm that picnic tables are not being proposed for this site as they are not suitable for the location. Closed, with thanks.
3. For woodland planting adjacent to the ancient woodland buffer, please remove Castanea sativa and replace with Tilia cordata or a combination of Tilia cordata and Sorbus torminalis. This is based on guidance from the Woodland Trust which recommends creating native woodland around ancient woodland to reverse fragmentation, thereby increasing ecological connectivity to form resilient landscapes. Castanea sativa is not native and advised against due to the ongoing management required to ensure it does not become dominant and shading. Woodland Trust also states risk of chestnut blight, as well as scenarios predicted for climate warming that indicate conditions favouring chestnut to be enhanced, causing it to become a more invasive and aggressive component of ancient woodland. Additionally, from a landscape perspective, Castanea sativa is not specified as a local feature within the I2 – Warnham and Rusper Wooded Edge and K2 – Warnham and Faygate Vale Landscape Character Areas that the proposed site is located within. Recommended alternatives such as Tilia cordata and Sorbus torminalis are found within the Landscape Character Areas and are also key ancient woodland species appropriate for the buffer location. Closed, with thanks.
4. Please consider introducing Goat willow (Salix caprea) within the tree and scrub planting mix in locations near existing and proposed waterbodies. This is recommended by Woodland Trust in proximity to ancient woodland, ecological contributions in accordance with proposed ponds, and due to its Landscape Character Area suitability. Closed, with thanks.
5. Drawings are requested for pond design. Great crested newt mitigation guidelines request varying depths, substantial cover of submerged and marginal vegetation and absence of fish. Our recommendation is to introduce varied depths using a combination of shelves/benches with a max 1 in 3 slope in between. This will provide the opportunity for marginal planting and a wildlife habitat which has high potential for biodiversity and therefore ecological and amenity benefits. Best practice is to additionally include standing wood to allow opportunities for safe wildlife access. Closed, with thanks.
6. We request the marginal and waterbody plant species listed within the EMMP to be added to the plant schedule and location of planting shown or detailed plans for the ponds submitted separately. Closed, with thanks.

LEMP

The LEMP should be resubmitted as part of the application and the following amendments are requested: LEMP not yet resubmitted. Despite the following comments having been addressed within the Compliance Statement dated 20th March (P2), the updated Compliance Statement dated 29th May (also P2) contains different and separate amendments. We recommend that both Compliance Statement amendments are compiled into one document and we continue to recommend resubmitting the LEMP as part of the application for clarification.

7. We strongly recommend that chemicals, herbicides and pesticides are not to be applied at any time. This is all the more pertinent due to the site's sloping topography with waterbodies at the lower levels, as well as the surrounding highly sensitive ancient woodland and proposed species rich areas. The only exceptions should be as follows:
    a. When dealing with noxious and invasive or harmful plants such as Japanese knotweed, Himalayan balsam, Giant hogweed, Rhododendron and New Zealand Pigmyweed.
    b. In respect of ex-arable fields, only if the top 10cm layer of topsoil cannot be removed and replaced with low fertility media, an application of glyphosate is permitted in advance of being left to fallow and planted with meadow seed. However, glyphosate should not be used in proximity to ancient woodland, ancient woodland buffer zones, waterbodies, ditches, hedgerow or scrub.

    Please remove mention of herbicides and/or specify methods to hand weeding alone by careful digging or selective scything in the following sections: 4.37, 5.17, 5.22, 5.28, 5.34,

5.38, 5.52, 5.96, 5.113, 5.175, 5.179, 5.197, 5.200 and 6.4. The plan schedule should also be updated accordingly.

8. Please include specification that strimmers are not to be used in proximity to trees. The AIA states, 'Strimmers can cause irreparable damage to the stems of young trees and plants and should not be used anywhere near trees.'
9. As per 6.4, we request supplier information for plant stock in regard to ancient woodland buffer planting to ensure that it's locally sourced. This is in accordance with Woodland Trust guidance which states, *'Introducing planting stock always presents a risk to the genetic integrity of an ancient woodland and can risk introducing new pests and diseases. For this reason, only locally-sourced planting stock should be used, and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock.'* Supplier information must be made available upon request, however this can be provided at a later date.

RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	29/02/2024 30/07/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	29/02/2024 Not yet signed off – these are informal comments