HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Windways Common Hill West Chiltington West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3, 5 and 11 to approved application DC/23/0364
REFERENCE:	DISC/24/0028
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Objection / More Information Advice / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments:

We unable to discharge conditions 5 and 11 as the relevant information has not yet been submitted. In addition we note that the Ecological Design Strategy has not been updated to reflect the changes. We recommend amending this document for consistency and clarity.

1st set of comments:

We unable to discharge conditions 5 and 11 as the relevant information has not yet been submitted. We require the following documentation prior to determination:

1. Drawings of refuse and recycling storage. No specification or treatment has been detailed regarding refuse and recycling storage.
2. Full details of all hard and soft landscaping works including the following:
    a. Details of all existing trees and planting to be retained
        i. Closed.
    b. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
        i. A predominance of one plant species or variety should be avoided in order to minimise the risk of widespread biotic threats, to increase species diversity and to lengthen seasonal interest. Lavandula angustifolia 'Hidcote' is proposed in high proportion, therefore we would recommend increasing numbers of Lonicera pericylymenum and Clematis montana and/or introducing spring/autumn/winter flowering species.

ii. Tree pit details have not yet been provided.

c. Details of all hard-surfacing materials and finishes
   i. Closed, with thanks.

d. Details of all boundary treatments
   i. Some soft landscaping is proposed on the boundary including hedgerow and Prunus lusitanica 'Brenelia', however parts of the boundary remain undefined, of which details are required. Given the adjacent driveway on the southern boundary, we recommend brick wall as a preferred treatment.

e. Details of all external lighting
   i. None provided.

We do not wish to comment on Condition 3 as this should be discharged to the satisfaction of the Ecologist. We will however check the coordination of these details against the landscape proposals and under point e. of condition 11 once received.

MAIN COMMENTS:

While the Ecological Design Strategy is welcomed, it is insufficient information to review on a landscape basis. We do note, however, the soils on site being identified as freely draining very acid sandy and loamy soils. With this in mind, we recommend a modified plant schedule that is suited to the geology of the site. Instead of Photinia x fraseri and Prunus laurocerasus (Cherry laurel), which is invasive and outcompetes native species, we recommend using a mix of native hedgerow such as Fagus sylvatica, Prunus spinosa, Ulex europaeus, Taxus baccata or Cornus sanguinea.

Please remove mention of herbicides and/or specify methods to hand weeding alone by careful digging or selective scything. Selective spot herbicide must only be used when dealing with noxious and invasive or harmful plants such as Japanese knotweed, Himalayan balsam, Giant hogweed and Rhododendron. Not yet addressed.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	27/03/2024 21/06/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	28/03/2024 25/06/2024