HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Leonardslee Gardens Brighton Road Lower Beeding West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 11 to approved application DC/22/2229
REFERENCE:	DISC/24/0184
RECOMMENDATION:	No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

5th set of comments:

Thank you. I am satisfied the detail provided is now sufficient to recommend the discharge of condition 11.

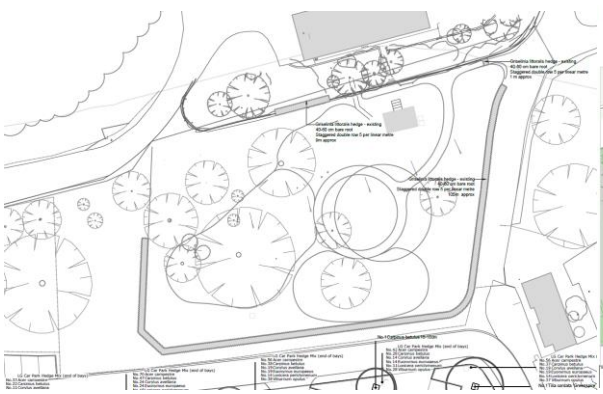
Kind regards,

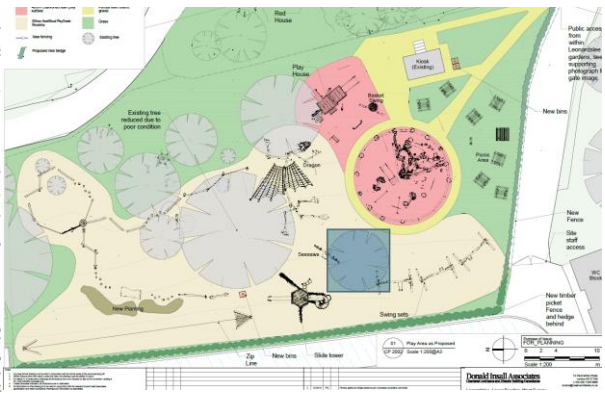
Inês

4th set of comments:

The planting plans has been updated to show a hedgerow around the play area although it's clearly not reflective of the 'as built' play area, as the area extent of the playground it is much larger than that shown on the planting plan which is disappointing.

It's extremely frustrating that a coordinated and accurate set of plans cannot be provided in one go wasting everyone's time with plans and comments going back and forth. The remaining issues highlighted in our 3rd round of comments below haven't been addressed either, although I believe these couldn't be clearer of what's expected. To that effect, I am again unable to recommend the discharge of condition.





3rd set of comments in green below. There is still some missing information, crucially the proposed hedgerow between the car park and the play area which have not been added and specified within the planting plans. The level of encroachment of the works in the play area around the existing trees RPA's is also unknown. And finally, some clarity is still needed around the proposed fencing within the overspill car park and buffer zone in the northern car park.

2nd set of comments:

We considered the information submitted via email dated 14/08/2024 and provide an update below on the status of each clause of the condition requirements. A few more hard landscape details are received with thanks. There is a new plan for the play area but labelled on the files sent as 'car park site plan as proposed'.

On the discharge of condition statement, the applicant refers to some photographic evidence being submitted to satisfy some of the condition requirements, but these don't seem to be on file or on the information provided via email. Therefore, the below is what we regard as being outstanding:

Condition 11

(a) All the development:

i. - the planting plans/schedule needs to be updated to reflect the changes to the parking and proposed seeding within the bus parking bays as advised via email. Also revisiting the play area proposals as approved on DC/22/2229, it is clear that a hedgerow was provided between the play area and the car park/access. Please reinstate. In addition note previous comment re tree pit detail for semi-mature trees.

ii. – closed

iii. – closed

iv. – closed

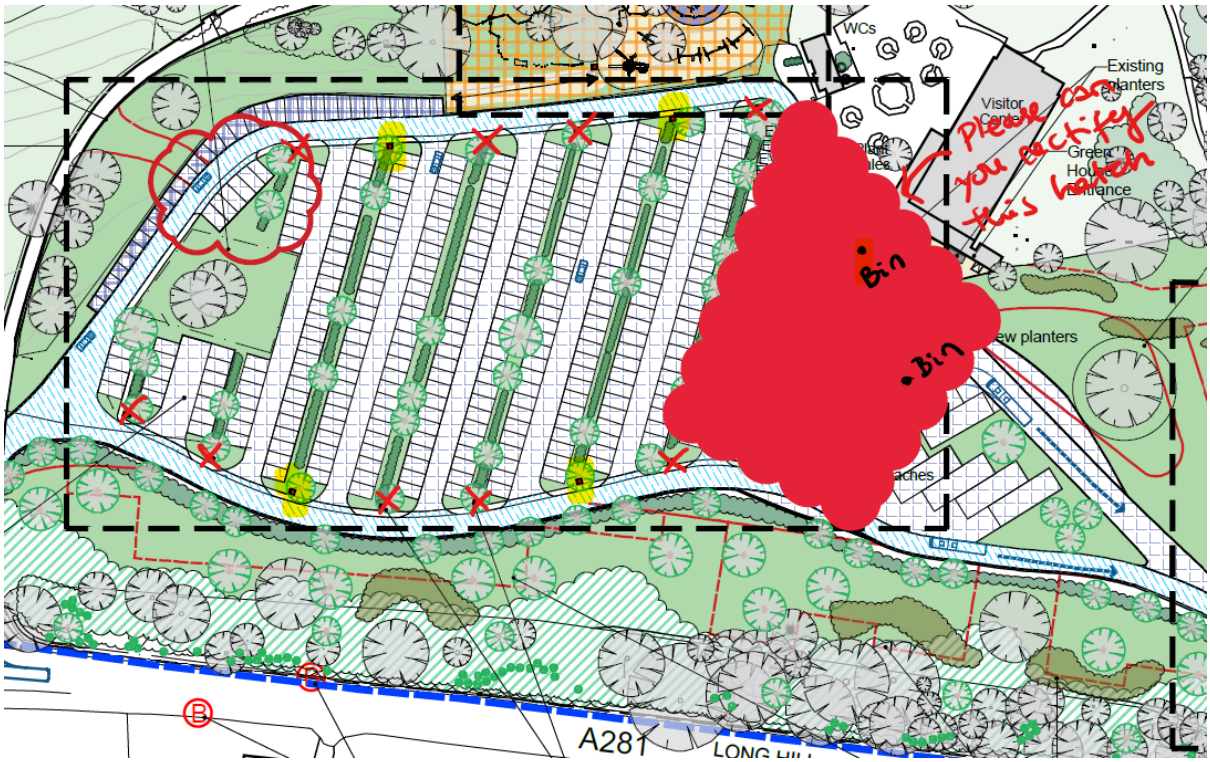
v. – closed with exception of the play area. Hedgerow planting & species info along the southern boundary of the play area is still not provided.

Please note the updated play area plan doesn't provided clarity on the revised entrance to the site. Previously there were areas where a footpath was required although this appear to be removed. Please review plan so that is clear what the proposals are, including the extent of different types of surfacing as this plan also differ from the condition statement where it is advised that the surfacing is wood chippings throughout the play space. CLOSED

Illuminated timber bollards are now shown on the detail plans submitted under hard landscape details but not on the car park general arrangement plan. It is assumed these are the same timber bollards that have been approved in previous iterations of the scheme and we consider this level of lighting appropriate. However if there is no separate lighting condition, it is recommended that the lighting details are also included under this landscape condition for completeness. No response received on this. It is assumed the black square dots along the planting beds in the car ark are the illuminated bollards. You'll note there are a few clashes with the proposed bins but I am satisfied this will be adjusted on site as there is enough space within the soft bed.

vi. The bin location has now been indicated with thanks. However, the amount of bin provision is excessive and introducing unnecessary clutter, particularly when associated

to the illuminated timber bollards which are likely to be located in a similar location. A streamlined approach is suggested: CLOSED



The details of location and specification of new fence are not submitted although we recall seeing this provided in a previous plan where the buffer zone/ ecology area included post and rail fence, the fence near the play area was the existing black estate railing and southern overspill car park a stock and proof fence. It is recommended these details are added for completeness and as required by condition. The play space now includes a larger area than what was originally approved, and the location of the proposed fence is not clear. Please update plans that clearly demonstrate the location of the fence, entrance gate and maintenance gate if required. The proposed fence picket fence within the play area is now shown in the play area plan as well as the post and rail fence around the tree in the overspill car park. I could not see information on the type of railing around the overspill car park or the buffer zone within the northern car park and therefore this information is still outstanding.

(b) Play Area:

i. – no information photographic information appears to be available as suggested, however the requirement of the condition was to show the encroachment of the equipment footings and surfacing into the RPA's which we're unsure it can be demonstrated with photos. It is also noted that the 'existing trees' on the currently plan vary from those submitted at application stage showing large areas of surface encroachment. Some photos have been provided but this does not address the issue raised. A plan with the tree survey including trees rpa's overlaid on the proposed design is needed to ascertain the level of encroachment. Outstanding

ii. – this is currently not depicted/ clear on plan however if vi. is satisfied then this can be closed. CLOSED

iii. – no details provided for the play surfacing. The specification for the materials must be submitted to satisfy the condition. Given the uncertainty of RPA encroachment, it is crucial these details are provided so the impact on the trees can be understood.

Although the note suggests that woodchips is used throughout the area, the plan provided still indicates a variety of surfacing's being proposed. CLOSED

vi. – artificial grass still appears to be proposed around the slide and therefore the same requirement applies however this can be closed if clause ~~xiii~~ vi. is satisfied. CLOSED

v. – no details provided. This is a requirement HDC parks has for their own play areas to give certainty of the longevity of the equipment, as problems have been experienced in the past due to the predominantly heavy clay within the District. Therefore, whilst this is recommended as good practice, considering this is a private play area and the maintenance of it is the applicant's responsibility, we are minded to close this requirement. CLOSED

vi. – RoSPA document refereed to not received. CLOSED

vii. – Closed. Water play removed from the proposals. CLOSED

(c) Main (northern) car park:

i. - Please refer to comments above under (a)~~vii~~ v and vi. (a)vi is CLOSED. (a)v OUTSTANDING

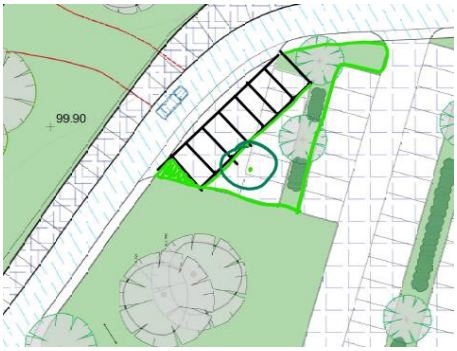
ii. - Closed

We acknowledge the changes made to planting sizes and redesign of the parking around the gardens entrance in line with previous recommendations with thanks.

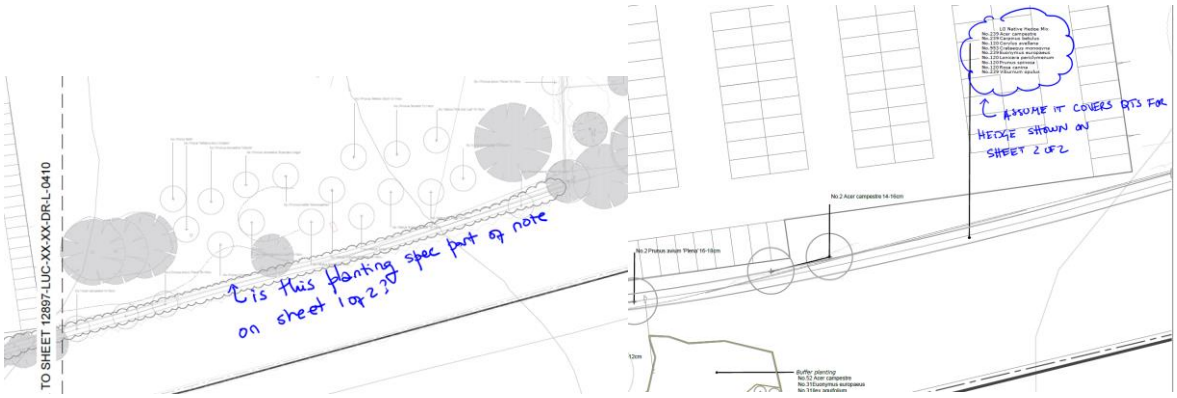
As a minor point with the layout, please note that the parking spaces along the northern part of the car park are not of standard size suitable for parking. Whilst we'd advise against taking this area by parking, we believe it is the intention of the applicant to do so as until recently it was being used in a similar position where the play area now stands. Provided the hardstanding does not encroach into the existing/retained trees RPA's, we are happy for these to remain as we don't consider these to meaningfully give raise to additional adverse effects and also foresee these spaces to be sparingly used given the distance to the gardens entrance.

No planting is indicated in between the Bus bays. We were under the impression this would be the same 'end of bays' planting mix? If to be amenity grass or wildflower seeding, please indicate and add to planting schedule. Closed

We also just spotted the parking layout, as indicated below, has the potential to be re-arranged without loss of spaces and provide an increase to the planted area. I recommend this is changed as per indicative mark up: Closed



A note is to be added to planting plan sheet 2 of 2 if the proposed species and quantities for the native hedge mix along the A281 boundary are not included within the note on sheet 1 of 2. Closed



Tree pit details – it is recommended that semi-mature trees are anchored using a rootball fixing system. CLOSED

Condition 11 (a ii.) and (c ii.) requires a knee rail around the existing trees to be included to protect their RPA's from encroachment. Whilst we are aware at least the tree in the overspill car park has had this erected, the information is not showing on any of the plans submitted. For consistency and enforcement purposes, my recommendation is that this is indicated on the site plans. CLOSED

I note no information is provided to satisfy condition 11 (b) but once these minor amendments are considered we should be in the position to recommend the discharge of requirements of condition 11 (a) and (c).

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	09/08/2024 15/08/2024 18/09/2024 08/10/2024 05/11/2024