



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Berkeley Homes Development Site Worthing Road Southwater RH13 9BT
DESCRIPTION:	Erection of 94 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater
REFERENCE:	DC/19/2464
RE-CONSULT:	1 st set of comments in black 2 nd set of comments in blue 3 rd set of comments in green 4 th set of comments in purple
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: 5th set of comments in orange The changes to address some of our concerns are noted and welcomed. Detail conditions are recommended below in order to secure those details that haven't been addressed at this stage. 4th set of comments The majority of recommendations below could be secured through condition, however minor modification is requested in regard to layout and securing landscape strategy. We highlight in particular, points 5, 6, 9, 12, 13 and 14. 3rd set of comments See below 2nd set of comments See below 1st set of comments As discussed please see below a few bullet points on the main issues with the current layout for discussion. Please note I don't provide comments on the landscape plans submitted at this stage as there are issues with the layout, that will need to be agreed in first instance and landscape plans subsequently updated.	

MAIN COMMENTS:

Layout & Character

1. With regards the character areas plan (DAS page 50) – I cannot identify any differences on the layout between the three character areas? the plots and arrangement is pretty much identical for all of them and hardly noticed when implemented. It's understood that some of this character can be differentiated with building materials but I'm not convinced this will be sufficient to really portray the design intent.
Not addressed.
2. I noticed many of the car ports or garages do not have the roofs coloured in giving the plan a more spacious feel. This might have been a genuine mistake of a layer turned on or something but must be updated.
Closed, with thanks.
3. The proposals show fences all around the open space including to the south which limits permeability and don't see the need? If the applicant is very strong about it then please can we have a justification as to why is needed?
Closed, with thanks.
4. Pedestrian permeability through the development also needs to be looked at as anyone who lives in the middle part of the development, plots 68 and 25 for example, would have to go north and round towards the main road to be able to access the southern open area.
Closed, with thanks.
5. Access road to the side of plots 2/3 and 8/7 should become shared to open up opportunity for tree planting along the road. This could be designed with feature trees and as a legible route and gateway for the play area and open space to the south. This is still showing the footpaths either side (so, not a shared surface) and it's not clear to me where the space for the tree planting is. Provided you're happy we can secure the trees here in a future reserved matters application (i.e not being told that there is no space for the trees) then I'm happy to leave it as is.
We note the introduction of swales in this area, which fall within the curtilage of plots 145 and 146. This location is queried as the retention of these swales may be at risk from future resident pressure to hardscape these areas. The inclusion of measures to change the area to public land, or covenants to secure its long-term function, are required. Please note – without a landscape management and maintenance responsibilities plan, we cannot ascertain who's responsible for these areas.
In addition, we recommend the introduction of SuDS planting to secure their longevity and deter removal. As per HDC's *Open Space, Sports & Recreation Review*, we advise using a range of vegetation types including nectar rich plants and grasses of various heights. These should be included within the planting schedule and their specific maintenance included within the LMMP. Not addressed
6. Please mark 15m Ancient Woodland (AW) buffer on all plans. AW is classified as an irreplaceable habitat and is highly significant to the landscape character and ecological function of the area, therefore its long term retention must be demonstrated. Please refer to government guidance on direct and indirect effects of development on AW which contribute to its deterioration and loss.
 - a. While we encourage planting in the 15m buffer zone using native trees and scrub typically found in ancient woodland, development must not occur within this

area, including earthworks. Therefore the proposed bund at the southeastern boundary must be relocated further north, outside the 15m buffer. Closed

Play Area

7. The location of the play area is questioned for various reasons and it is suggested that it's moved to the south eastern boundary of the site, to complement and connect with the approved play area to the east (phase 4?); we think that there are opportunities within the natural openings of the existing landscape structure to allow for an informal path / bridge to be included and connect the two play areas.
No connection with the Leap to the adjacent phase to the east. This is something the council would like to see and both play areas to complement each other rather than distinctively segregated. The plans must also show the play area buffer zones.
Not sure if this was demonstrated elsewhere?
A path indicating connection with the LEAP 3 in Phase 4 is now shown, with thanks. We are also satisfied that the distance between the edge of the play area and nearest dwelling meets the min requirements. Closed.
8. The indicative layout of the play area doesn't seem to provide the various different types of play experiences (min 5) we would expect from a leap, but at this stage provided the size is the correct one, then we can discuss details later on.
More detail is now provided. To achieve a play offer that complements the provision in Phase 4, it is requested that:
- a) The climbing structure in this phase is more challenging, targeting an older age group, which also aligns with other pieces of equipment being proposed.
Currently the climbing net is the same as used in LEAP 3 in Phase 4. Closed
 - b) The cradle swing is replaced with 2 flat swings and two basket swings. Not addressed
 - c) Seating opportunities and bins are added, as well as consideration for an inviting space for girls to gather, be creative and play. Please refer to 'making space for girls' guidance. We note a seat and a bin have been provided however it remains regretful that the delivery of a gathering space, more attractive to young girls, has not been considered in this instance.
 - d) An all-weather path through the play area is added to allow for all year round use for those less able. Not addressed
 - e) Further we also add that the top and bottom of the swings must include play surface as grass as shown will quickly become worn and area unusable in the winter due to heavy clay nature of the area.
 - f) HDC parks team requires that all timber play equipment is installed with steel footings due to the area's heavy clay soils which significantly reduce the longevity and safety of the product.

Please note I have asked HDC Parks team to provide any additional comments and recommend that details are secured via condition.

Trees

9. On our most recent site visit, although it was a foggy day, we noticed that there are views from the public footpath 1654 towards Chanctonbury Ring on the SDNP and also potentially views within the site. This view towards a notable landmark should be maintained if possible and a study carried out to see if the site layout can be adjusted and/or building heights restricted to allow for a corridor view. If the view corridor can be accommodated, the applicant should consider the inclusion of a interpretation board pointing out the view as I would imagine this pubic footpath will become very well used

by residents to use the new recreation facilities to the north (cricket field, skate park, allotments, etc).

I believe, the proposed trees in the north west corner will block the Chanctonbury Ring view that we are trying to retain. Now that site visits can go ahead, I think this should be demonstrated with a verified view and a viewing corridor marked within the plan to inform positioning not only of building but also any proposed trees.

I take note of the comment on the letter for this to be dealt with by condition. I still think nevertheless that some sort of note should be shown on the plans to highlight this but if you're happy that this can be secured this way, then I don't have an issue.

Ongoing. We note the positioning of a 2m bund in this location raising concerns that the views towards the SDNP can still be retained as requested. We emphasize that demonstrating the retention of this viewing corridor at this stage is strongly recommended. **Not addressed**

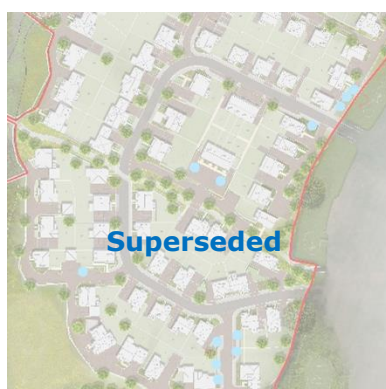
10. I also note the site layout plan doesn't show any of the trees being proposed and there isn't a landscape masterplan as such, so unless you check the detailed planting plans, it's difficult to have an overview of the planting within the site. Please can you ask for either a landscape masterplan or the proposed trees to be added to the layout plan.

Closed, with thanks.

11. Small fruit trees could be added the bigger gardens without creating a potential shading issue and end up being removed from future occupants.

Closed.

12. Additional mark-up trees suggested shown on the attached plan



Addressed in part, however the scheme has since been updated and trees relocated. Please see below [indicated in blue] a few more areas where we think tree planting could be accommodated. **Closed, thank you**

Service runs and utilities must be considered and coordinated with tree planting so that they are not lost later on in the process.



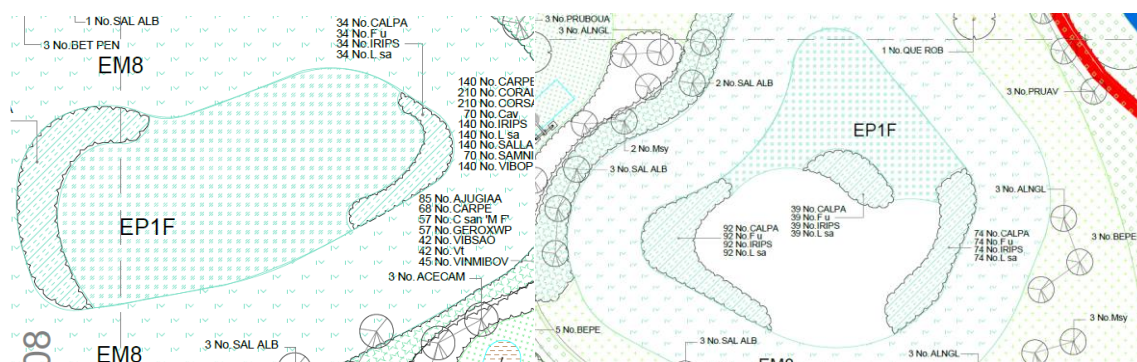
13. Currently no trees proposed are greater than 14-16cm girth. Please amend proposals to indicate a range of sizes, including 20-25cm girth trees as agreed within other iterations of the plans, as well as 30-35cm girth trees at key strategic locations to aid with the site's legibility. Closed with thanks.
14. Clarification is requested in regard to compliance of the amended scheme with SNP18.3. Please clearly indicate the total number of trees (large native and small ornamental) to be delivered on-site, total number off-site within the plan area and total number expected to be provided as commuted sum to meet the policy requirements. We are still unsure of the policy requirement is being met. The plans now show provision of 439 but is still unclear if this meets the requirements of SNP18 as I'm unsure of the floor space proposed. We are happy with the tree provision within the plan however, only for you to satisfy yourself if any commuted sum is required. Closed

Hard Landscaping & Utilities

15. Please amend plans to show tarmacadam on the primary road alone, as seen in previous plans, as opposed to extending into secondary roads. In here we refer to the northern part of the development, where the road link in between plots 205/215 has been extended to tarmac. While this has been previously shown as a secondary road/block paving 6 and preferred, I am satisfied this is acceptable in this instance. Closed
16. See note above in regard to demonstrating coordination of utilities with landscape strategy/ tree planting. Please update drainage proposals to reflect current scheme in order to ensure there is no conflict with the landscape strategy. Where possible, we recommend using a single trench for services in order to minimise disturbance to soils. Not addressed

Ponds & SuDS

17. No interaction at all with ponds and recreation or play area. Opportunities such as a pond dipping or viewing platform, and flat areas for seating near the water must be explored. Not addressed.
18. The current basin profiles are deep therefore they are likely to be requested to be fenced off by RoSPA and future residents, considering the proximity of the play area.
19. Please clarify the location of expected permanent levels of water within proposed ponds. As highlighted in point 16, drainage proposals have not yet been updated and appear to indicate the permanent water area within the basin as being located north of where SuDS planting is detailed. In addition, proposed levels must be updated to correlate with expected permanent levels of water. Closed
20. Please add detail for the unlabelled area in white within the eastern pond [below right]. Closed



21. Equal numbers are proposed for *Lythrum salicaria*, *Filipendula ulmaria*, *Caltha palustris* and *Iris pseudacorus* – the latter is known for its vigorous growth, therefore we recommend significantly reducing its numbers and replacing with a combination of *Juncus Inflexus* and *Myosotis scorpioides* in or in proximity to areas of expected water.
 - a. Please note in addition that *Caltha palustris* must only be planted in areas of expected permanent levels of water to ensure successful establishment Closed
22. Please note that we expect to see updated drawings, levels and planting for the attenuation basins and any further proposed SuDS proposals based on recommendations made below.

- a. The ground contouring, planting and inlet and outlet design should be carefully considered to maximise the amenity value. If headwalls are proposed, we recommend a soft, naturalistic approach such as cladding in Horsham stone and introducing planting.
- b. Attenuation basins should blend aesthetically into the surroundings and must not look like steep sided engineered structures. We recommend introducing varied depths using a combination of shelves/benches with a max 1:3 slope in between. This will provide greater opportunity for marginal planting and a wildlife habitat which has high potential for biodiversity and therefore ecological and amenity benefits.

Planting proposals

23. We recommend that an area of open amenity space is managed with a regular mowing regime, as opposed to meadow, and the informal seating relocated to this area. This is to provide opportunity for informal/play picnics as noted on the plans and safeguard the retention of the meadow closer to the more sensitive boundaries of the site. See rough indication in yellow below. **Closed**



In addition, we recommend delivering signage to educate future residents on meadow appearance, management, and general need for meadows in landscapes.

24. Please note that we expect to see information on watering regimes for successful establishment and the submission of a Landscape Maintenance and Management Plan. In particular, *Betula pendula* and *Prunus avium* may struggle to establish without irrigation and regular watering. Please consider a greater mix of alternative native species that are more tolerant of the changing climate, particularly in open locations within the site. Species such as *Sorbus torminalis*, *Salix alba*, *Populus tremula* and *Tilia cordata* could serve as suitable replacements.
25. We query the proposed location of *Ligustrum delavayanum*, particularly adjacent to plots 145-144, given that other planting can struggle to establish at its base. Please consider alternative shrub species where herbaceous planting areas are proposed.
26. Please modify tree pit details to ensure a 120mm collar is left free of mulch to prevent the trunk from rotting.

RECOMMENDED CONDITIONS:

If comments above are not addressed at this stage, the following conditions are required to secure further detail as follows:

Underground Services

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Hard and Soft Landscaping Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- ~~• Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names~~
- Soft and hard landscape written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- [If in proximity of Ancient Woodland] Supplier information for plant stock – only locally-sourced planting stock should be used and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- A general arrangement and soft and hard landscape details of the play areas.
- Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
- ~~• Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, play areas, retaining walls, banking etc – including cross sections where necessary~~

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape Maintenance and Management Plan

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all hard and soft landscape areas and shall include:

- The long-term design objectives
- Management responsibilities
- ~~Specifications~~ A description of landscape components
- Management prescriptions
- Maintenance schedules and periods
- ~~Operations details~~
- Implementation details and timetable
- Accompanying plan delineating areas of responsibility

The LMMP shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Please note that we strongly recommend that chemicals including herbicides, pesticides and fertilisers are not to be applied on site at any time due to impacts on the existing and proposed waterbodies, ditches, hedgerows, Ancient Woodland, and the protection of their ecological features. Alternative methods should be considered such as hot foam or hot water systems, which are effective for large areas of land, meadow preparation and hard landscaped areas. Steel brushing in combination with acetic acid spraying, or electronic control systems are also effective in hard landscaped areas and suited to dealing with invasive species.

Bespoke condition to secure demonstration of the viewing corridor as per comments above and education board.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	18/09/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	01/04/2020 20/07/2020 14/08/2020 07/10/2024 17/06/2025