HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Parcel at 507911 125837 Newbridge Road Billingshurst West Sussex
DESCRIPTION:	DISC/24/0012
REFERENCE:	Application for Approval of Details Reserved by Condition 6, 10, 16 and 18 to approved application DC/21/1558
RECOMMENDATION:	More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Outstanding documentation and information is required prior to discharging conditions 10, 16 and 18.

MAIN COMMENTS:

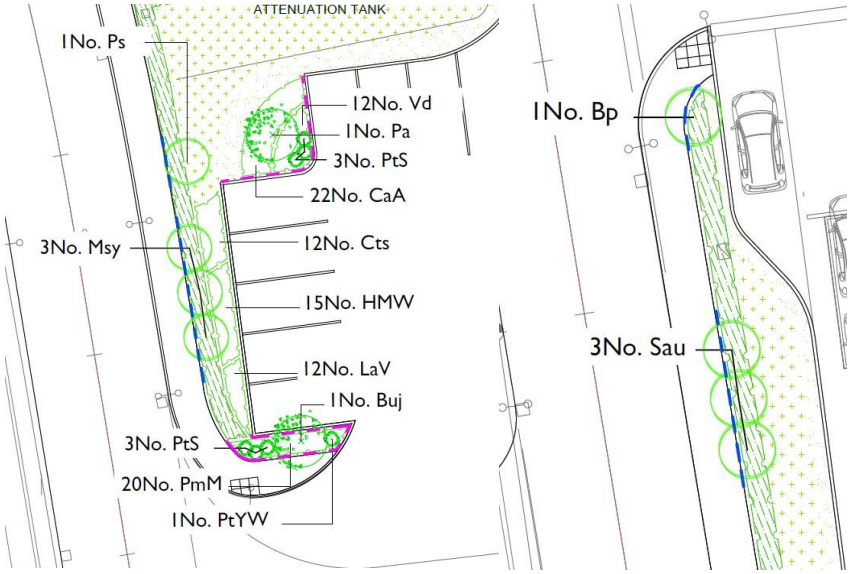
Condition 6

1. Ready to discharge.

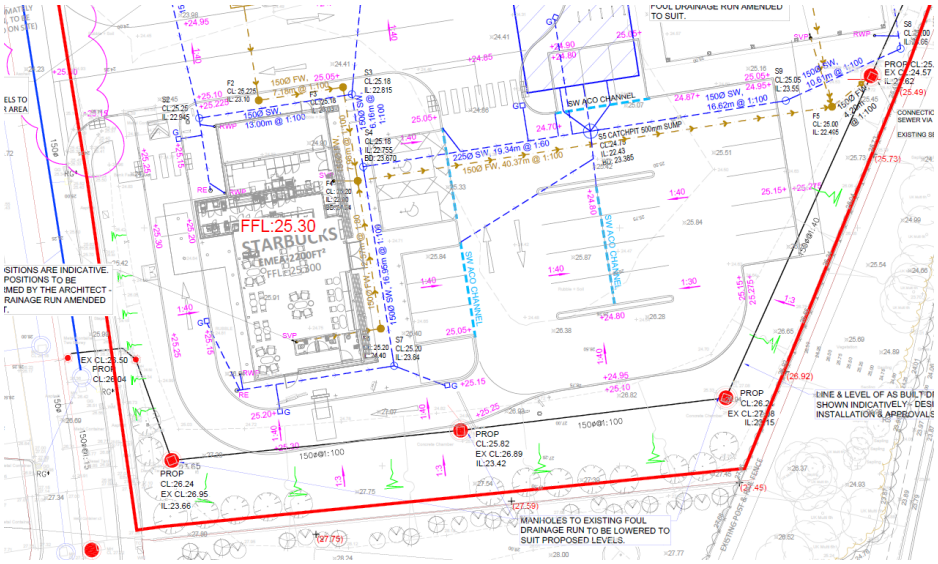
Condition 10

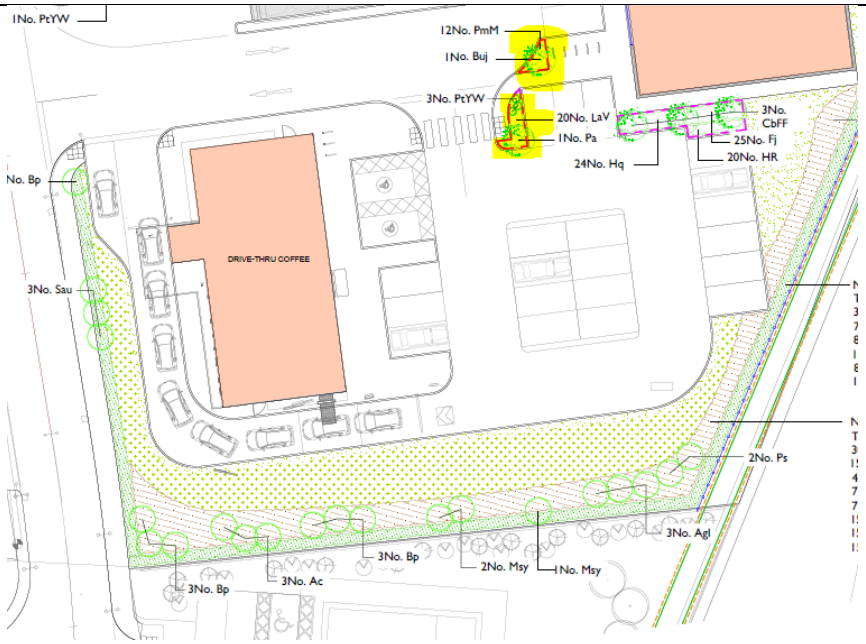
2. 2m fencing treatment has been submitted but is not indicated in plan. Please include within Landscape layout.
3. Details of external lighting have not yet been submitted.
4. Acoustic fence details have not yet been submitted.
5. Ecological enhancement measures and recommendations set out within the Extended Phase 1 Habitat Survey (Rachel Hacking Ecology, May 2021) have not yet been submitted. Notwithstanding this should be discharged to the satisfaction of the Ecologist.
6. A Landscape Management and Maintenance Plan (LMMP) has not yet been submitted. This should demonstrate areas of management and long term maintenance, particularly clarification of responsibilities, for all soft and hard landscaping. This is in order to fulfil the original intentions of the applicant, guaranteeing that the scheme, retained landscape and ecology structures are maintained and improved for the lifetime of the development.
7. We request the coordination of landscape proposals, underground services, tree planting and lighting to be demonstrated.

8. Location of Root barrier ReRoot 2000 by GreenBlue Urban should be installed in further areas where trees are proposed in close proximity to hard landscaped / surfaced areas. See dashed blue lines below:

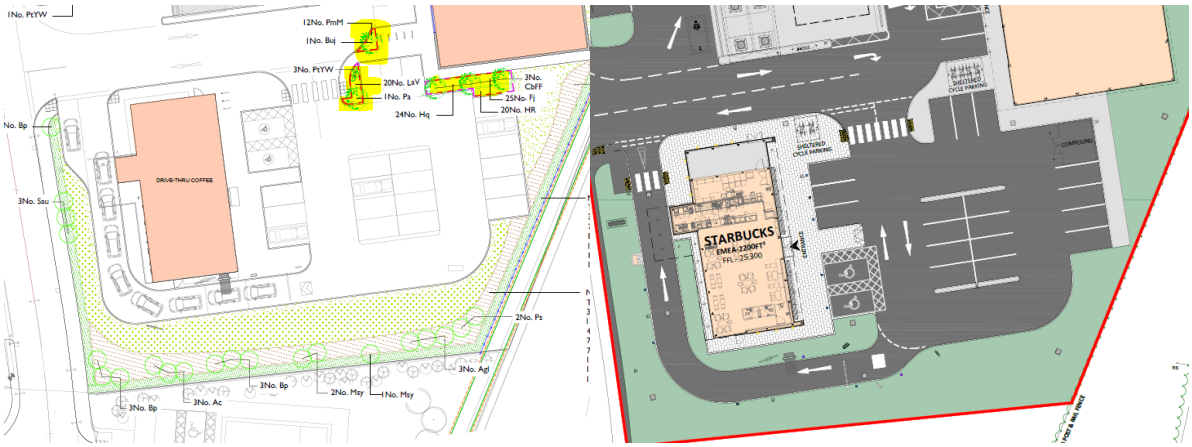


9. The drainage plan and landscape proposals to the southern part of the scheme are showing different layouts/landscape proposals. This would also result in a clash with two proposed trees (highlighted) and cellular tanks. Please confirm which proposal is the most up to date and update plans accordingly.

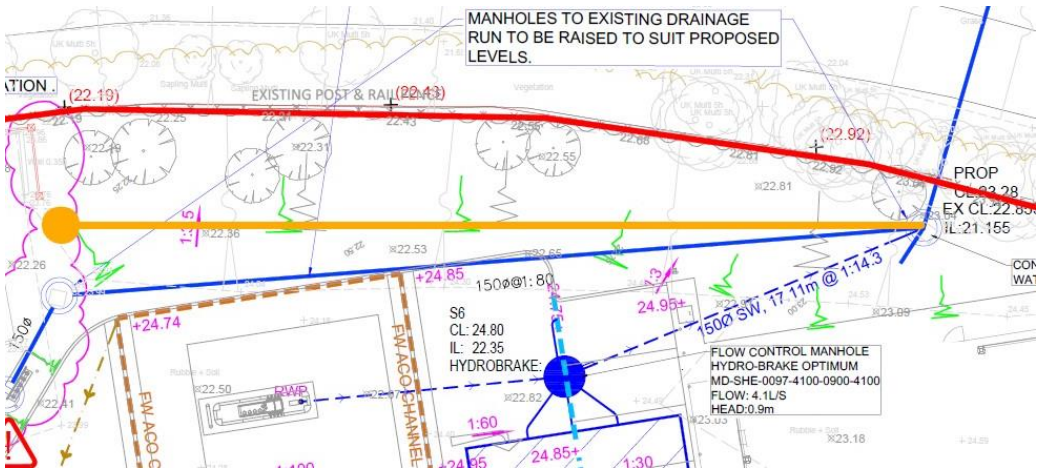


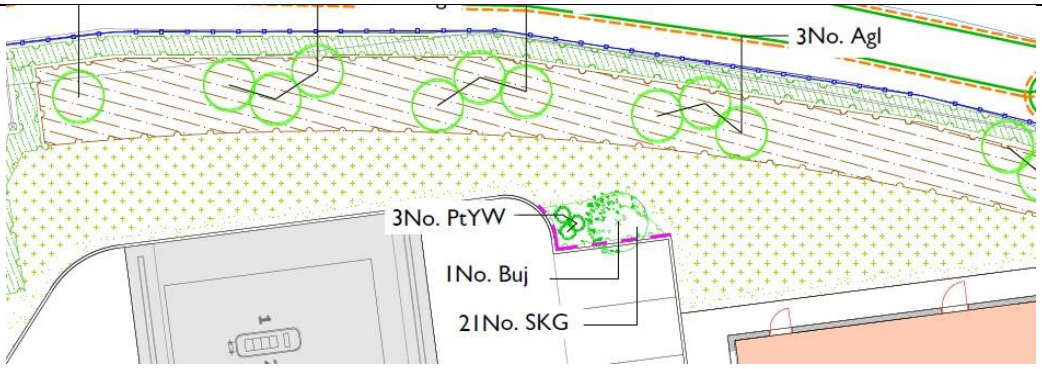


10. Clashes can also be found between the finishes layout and landscape layout as shown below:



11. Concerns are raised with the potential conflict between the drainage strategy and the proposed feature tree proposal, meaning it is unlikely that the tree can be delivered. We recommend adjusting the location of the manhole cover so that the feature tree can be secured, as shown below in orange:





12. We recommend that pesticides and herbicides are not to be applied at any time. Please remove mention of glyphosate within the Landscape Layout in sections 6, 7 and 8 and specify alternative methods.
13. Regarding mulch in section 11 of the Landscape layout, please include, 'A collar of 10cm should be left clear of mulch to prevent trunks from rotting'. This should also be represented within the tree planting details
14. Detail should be provided on when tree stakes are to be removed (typically 2-3 years) and when tree/shrub guards and canes are to be removed (typically 3-5 years).

Condition 16

15. Storage of refuse and recycling bins are not indicated in plan. Please include within Landscape layout.

Condition 18

16. Cycle hoop detail has been submitted but details are required for the covered cycle parking facilities. We recommend using a timber finish, incorporating a green, biodiverse roof.

RECOMMENDED CONDITIONS:

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	16/04/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	18/04/2024