From: Jack Dunckley <jack@jackdunckley.com>
Sent: 18 November 2024 16:47:22 UTC+00:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: Re: Applications DC/24/1448 and DC/24/1447

Dear Nicola,

Thanks for your email. I hope you are well.

Firstly, I thought that I would send you links to both files below as this might answer a few of your questions below. I have sent these all into the validation team previously but wanted to make sure that you have received them personally.

DC/24/1447

https://www.dropbox.com/scl/fo/hpzptf6nhchy0hrzt13xp/AJNUzsCJVjc_EucxGTc2psU?rlkey=guonqvnrgrtsrqezzg7s03p0y&dl=0

DC/24/1448

https://www.dropbox.com/scl/fo/ckh07hn1195duezqtfit6/AL_XfSL-Mo23RMaqXYj9HCs?rlkey=g9p5jaw25kq2jzk2vllfwvekq&dl=0

Please answers to your questions below. **I've highlighted my comments in red**.

Let me know if you require any further information from me or would like to meet onsite to discuss the proposal.

Best Wishes,

Jack Dunckley
Director

JACK
DUNCKLEY

RHS MULTI AWARD WINNING GARDEN DESIGNER
'Britain's Youngest Award Winning Designer'
RHS Chelsea Flower Show 2013

LANDSCAPE DESIGN - CONSTRUCTION - MAINTENANCE – PLANTS

7 Bell Yard, Holborn, London, WC2A 2JR
T: 020 4513 6368 M: 07717 581 584
W: www.jackdunckley.com

From: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Date: Monday, 18 November 2024 at 12:03
To: Jack Dunckley <jack@jackdunckley.com>
Subject: Applications DC/24/1448 and DC/24/1447

Dear Jack

Although the submitted plans do provide a distinction in the two application site areas, and I am a little clearer on the distinction between the two, there still appears to be some overlap and missing information to each.
In order to provide an absolute level of clarity to each application, I would be grateful if you could provide a statement for each addressing the following to make it clear what each proposal includes (or doesn't include).

DC/24/1448: - proposed new barn (and fenced compound area?):

1. Does the proposal include a polytunnel as there is one referred to on the block plan (see attached) but no associated plans? **The proposal includes retaining parts of the existing polytunnel that is currently onsite. The Poly tunnel will wrap around the new barn & provide additional space for the sale of materials & plants.**
2. Would all 4 elevations of the barn include access doors / openings? If the polytunnel is proposed, how does the barn and the barn doors tie in with the polytunnel **The Barn has been designed to have roller shutter doors on all sides as per drawings so they can be opened and closed as necessary for access to the tunnel.**
3. Does the proposal include for the provision the fenced sales area adjacent to the barn (east side)? **I'm not complete sure of the question, but the block plan includes an outside sales area, secured with mesh fencing.**
4. Is this area / building for the plant retail business or the landscape business? **This building will be used for the retail plant business and will provide an additional sales area in association to the plant nursery.** If it is associated with the garden retail nursery will it be a customer area?
5. Are the greenhouses and sheds for sale / held on pallets, or pre-constructed and ready to ship, or are they permanent to the site for purposes of the storage area, plant growing, or part of a display area? **The sheds and greenhouses will have display models onsite all softened with tree and shrubs with the barn providing secure dry storage for items flatted packed and ready to be shipped out to customers. The height of the sliding doors are essential for moving in forklifts and machinery on pallets. The sales area is going to blend in with the 'look and feel'**

of the rest of the garden nursery but specifically sell products associated with gardens. Fencing/Sheds/Greenhouses/Planters/Garden Materials/Turf/Top Soil/ Aggregrates for retail & wholesale customers. Any surplus landscape materials (stock) not in the sales display area will be stored in (Landscape storage area DC/24/1448)

6. I've not yet been to site for the current applications, but the water neutrality statement refers to the barn being 'retrospective'? Could you confirm if this barn has indeed been erected yet, or if the WNS has made an error? **I believe this is a mistake in the WNS and nothing has been started onsite.**

<u>DC/24/1448: - proposed landscape storage area and parking (and siting of shipping containers for storage uses?):</u>

1. Design and access statement appears to replicate the same details as per DC/24/1448, so I am unclear what this application is seeking in relation to the submitted plans as there is a 'landscape supply building' referred to. **Apologies but I think this was uploaded in error.**
2. Is this area / parking and storage containers for the plant retail business or the landscape business? **This area is associated with the landscape business and provides secure parking & storage for the landscape business.**
3. Provide details of the fencing / gates and how they fit within the existing bund? ie, section to show height of bund and fence. **The plans & sections are all in the dropbox file.**
4. Size of shipping containers? And confirmation if 6 shipping containers are to be sited on land, as application proposal does not refer to these. **Drawings of shipping containers are on dropbox. All containers will be dark green in colour.**
5. Number and details of vehicles – perhaps photos of equipment to be stored – details of where these are currently stored, parked? Would they be used / moved each day to head out to jobs if associated with the landscape business or would they move to a job and stay on the job site for several days (assessment of vehicular movements) **10 different vehicles, transit van/s, tippers, lutons, cherry pickers, diggers, dumpers, soil screener. All vehicles are currently parked onsite but spread out over the site. Most vehicles remain onsite most days, the only vehicles to go out on a regular basis are the small transits & tippers. Other vehicles specific to the project. I've sent across some picture of our equipment** https://www.dropbox.com/scl/fo/nk5jrx4owgoq9xlvcoege/ACyWCrTte5xlmrFyGtpJZhc?rlkey=hsi02v5ia52b36d73ziwimegd&dl=0. **We also have other valuable plant including stump grinders/trailers/chippers/saws/concrete crushers & general landscaping equipment including tile cutters/drills/breakers/cement mixers/ grinders /soil screeners & general construction tools. All to be stored in shipping containers securely. We have had some terrible trouble with burglaries & theft onsite that it is essential for us to have a secure area for machinery & tools.**

6. No WNS so please confirm that no staff are to be based on site, or if they are, if this is associated with an existing facility currently operating on the site. **We have completed a WNS, existing staff facilities are part of the current nursery.**
7. Landscape storage area- is this for materials only and no plants? If so, an idea of the types of landscape supplies would be helpful – eg are they be stored on racks, or pallets ready to ship? Can the security gates be access by vehicles / forklift given proposed proximity with h **The landscape storage area will have materials turf, top soil, garden construction materials, stock for retail areas. Could be used as a holding area of plants when pre ordered by existing clients. All have access for large vehicles & forklifts as required.**

Kind regards
Nic

Nicola Pettifer

Senior Planning
Officer

Telephone: 01403 215238

Email: Nicola.Pettifer@horsham.gov.uk

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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