HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Sumners Ponds Chapel Road Barns Green West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 18 to approved application DC/21/2697
REFERENCE:	DISC/24/0005
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Holding Objection / More Information / Modification Holding Objection / More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments:

We remain unable to discharge Condition 18 as relevant information has not yet been submitted and modifications to secure the approved landscape strategy under DC/21/2697 have not yet been provided.

1st set of comments:

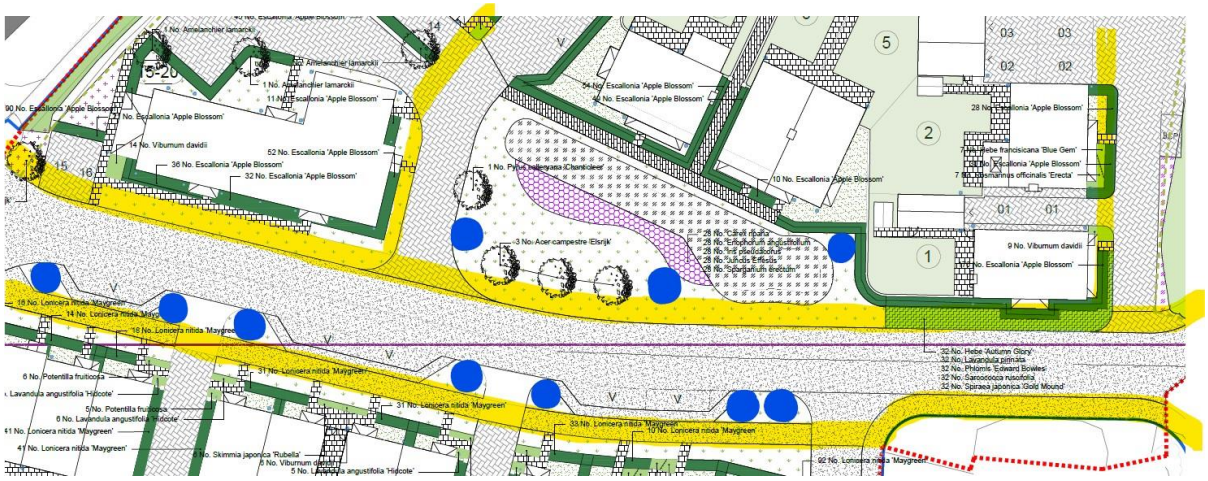
Key aspects of the landscape strategy have been removed or diluted, such as the tree lined access route. Many of the other landscape aspirations at application stage have also been greatly reduced and at this time proposals are not acceptable. I recommend a HOLDING OBJECTION until further information has been provided and these matters have been addressed.

MAIN COMMENTS:

1. The first observation is that the red line boundary to the western boundary adjacent to the campsite appears to have been amended and therefore existing vegetation to be maintained including a drainage ditch, is not within the curtilage of the site.
    a. Please review and reinstate as shown under DC/21/2697 Landscape Masterplan, Proposed Site Plan rev Q and approved Ecological Mitigation and Enhancement Plan to ensure existing vegetation is protected and maintains screening between the two sites. Closed, with thanks.
    b. Opportunity here to infill hedgerow and add trees to provide ecological value and a dense visual barrier to both north and western boundaries as

approved Landscape Masterplan rev C. Please indicate on plan. 2no. Betula pubescens have been added to the northern point of the site with thanks. However, 8 trees had originally been indicated within this area. In addition, opportunity remains to reinforce the existing northern and western boundaries and infill hedgerow as previously approved under DC/21/2697.

2. It is unclear why a footpath is now indicated to the north of the access which has enormously impacted on the design vision for a tree-lined entrance route. There remains opportunity to provide further tree planting to the north of the northern service route as well as to the north of the southern service route, as previously approved under DC/21/2697. Please image below for indicative tree locations in blue and service routes in yellow:



3. Proposed trees adjacent to the visitor parking bays have also been removed. As this was a consideration at application stage and incorporated to address previous Landscape Officer comments, please provide justification for the new proposals, or reinstate as approved. Not yet addressed. See point 10.
4. Trees to the access route to be upsized to 18-25 cm girth. Closed, with thanks. Please note our recommendation in point 2 for further trees in this area which should also be 18-25cm girth for more immediate impact.
5. Please indicate tree protection areas to north, western and eastern boundaries. Closed, with thanks.
6. Hedgerow to access route to be native species with other private space and front gardens an ornamental variety. Please amend. Not yet addressed and we query the justification of it taking account for the location around the built form. Proposed Lonicera nitida has little to no ecological or biodiversity value. We continue to recommend native hedgerow as seen within the Planting Schedule but not yet indicated in plan. However, if privacy is of concern, evergreen and semi-evergreen alternatives such as Taxus baccata and Ligustrum vulgare can be delivered, which will increase both biodiversity and amenity value. If there is reasonable justification for not delivering native hedgerow, Ligustrum ovalifolium or a variety of flowering shrubs as seen elsewhere in the scheme may be considered acceptable.
7. Landscape buffer to north-west corner to include new trees as previously indicated at application stage. See point 1b.
8. Additional tree behind parking bays for plots 15-16. 1no. Acer campestre 'Elsrijk' has been added to the western boundary, however it is located over the services strip, therefore it is unlikely that the tree can be delivered. Please relocate elsewhere.
9. Additional trees to include wild cherry, oak and alder. Closed, however there is scope to deliver Prunus avium as requested in locations indicated in point 2.

10. Landscape proposals along the rear of the parking bays at the southern boundary and swale for screening of the commercial buildings have been vastly reduced and current proposals are not acceptable. There are opportunities here for additional trees and hedging, as intended at application stage. Not yet addressed. There remains ample opportunity to deliver a dense tree and hedgerow lined border as well as further scattered trees. Please amend in order to secure the landscape strategy.



11. A pond is no longer denoted here although this is an ecological enhancement measure as set out in the Ecological Mitigation and Enhancement Plan – Regulatory Condition 34. Please clarify. We note the response informing that this area is still intended as a pond but now forms as part of an amended drainage strategy. Further clarification and information is requested, given that the proposed tree and grass mix do not indicate the presence of a pond. Please provide updated drawings, levels and cross sections as well as level of water expected for the amended drainage strategy, as we expect 2no. ponds to still be delivered on site unless there is reasonable justification not to do so. We recommend introducing varied depths using a combination of shelves/benches with a max 1:3 slope in between in order to provide the opportunity for marginal planting and a wildlife habitat which has high potential for biodiversity and therefore ecological and amenity benefits. For ponds, we expect permanent levels of water in order to ensure the proposed aquatic, emergent and marginal planting can successfully establish.
    a. It is additionally noted that headwall drawings have not yet been provided as well as the boulders and planting to soften them, as previously requested. Please provide drawings and indicative locations in plan if these are still proposed.
12. T12 cat B Oak was agreed to be retained but it is not shown on the landscape plan, please clarify and advise reason for removal if this has occurred. Closed, with thanks.
13. Please amend location of hedgerow to the apartment block to sit around the perimeter of the grassed area - Officer report – *'It is however agreed that additional screening around the perimeter of the grassed soft landscaped area surrounding the flats should be provided, in the event that the application be recommended for approval.'* Closed, with thanks.
14. See comment above regarding removal of footpath and reinstatement of trees. Closed.

15. Please include hard surfacing to the landscape specification. Closed.
16. Note paving is impermeable but this was to be considered as a drainage strategy with permeable paving. Is this not needed now? Closed.

Hard Landscape

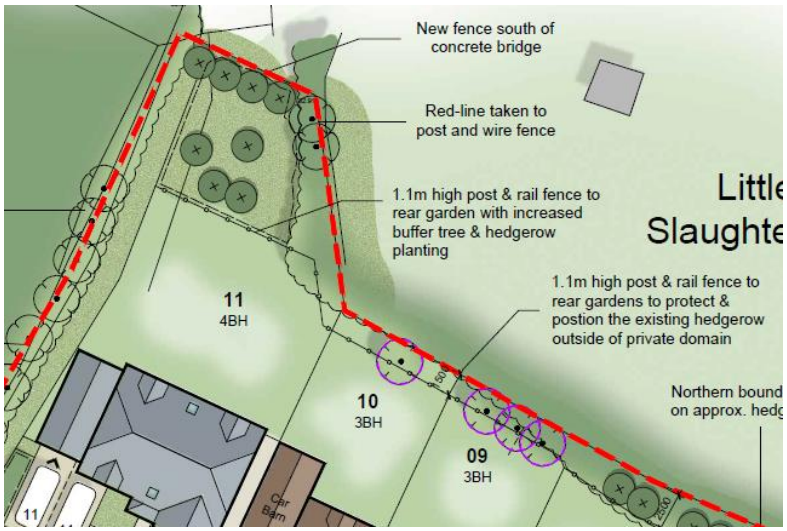
17. Application stage considered an appropriate coloured asphalt, has this been discussed? Closed.
18. Please add secure cycle storage location and refuse/recycling facilities for the apartment block to plan. Closed.

Lighting

19. Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised) Not yet addressed. Due to the location of the development requiring a sensitive lighting approach suitable for the countryside, details are requested for the bollard lighting. We advise horizontally mounted luminaires with no light output above 90° and/or no upward tilt, colour temperature of less than 3000Kelvin, 500 Lumens or below, and use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate. Where there is reasonable justification to not implement PIR, details regarding hours of operation are required.

Boundary treatment

20. Not submitted, to include access to northern buffer zone for maintenance. Clarification is requested in regard to the treatment of, '*proposed fence to landscape architect details*'. Please note that we recommend post and rail fence for frontages as appropriate for the countryside location. Please refer to guidance from the Proposed Site Plan as approved under DC/21/2697.



LMMP (to be discharged?)

21. Are roads/access routes to be adopted? Otherwise, maintenance to be included. Maintenance for roads and hard landscaped areas not yet included.
22. Communal fences/benches etc to be added. Closed.

Additional comments

23. Tree pit details have been provided with thanks. However, as requested under DC/21/2697, details of root cells or similar for the proposed tree and vegetative planting within the commercial parking area, and other areas in proximity to hard landscape, will need to be provided.
24. 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 the

impacts on waterbodies, wetland, ditches, hedgerows and the protection of their ecological features. While we welcome the inclusion of hand weeding within the LMMP, sections 5.1.3 and 9.1.12 should be amended to remove mention of weed killer and methods changed to hand weeding alone by careful digging or selective scything. In larger areas, alternative methods should be considered such as hot foam or hot water systems.

25. As above, please amend sections 1.1.7, 1.1.9, 2.6.3, 5.1.6 & 5.1.12 within the Landscape Specification.
26. The Local Planning Authority would not take responsibility of the areas highlighted in blue within the Management Plan. Please remove from the legend and amend to reflect who will be responsible for maintaining these areas.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	26/06/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	27/02/2024 10/07/2024