

03/12/2025

44-46 Springfield Road,
Horsham, West Sussex, RH12 2PD
Tel: 0203 019 0740

Elmbridge Borough Services
Planning Services, Civic Centre
High Street, Esher
Surrey
KT10 9SD

Your Ref: DISC/25/0116

Our Ref: Sumners18-19

Dear Sirs,

Re: Sumners Development, Chapel Road Barns Green West Sussex

Application Ref: DISC/25/0116

Condition 18-Hard and Soft Landscaping, &

Condition 19- landscape management and maintenance plan

In respect of the above referenced application and Conditions noted, please find enclosed the following update plans and reports issued for Approval to clear Condition 18 & 19.

Condition 18- Information issued for approval.

- **Hard and Soft Landscape Proposals Sheet 1 rev D**
- **Hard and Soft Landscape Proposals Sheet 2 rev D**
- **Fencing Boundary Treatment and Lighting Plan RevA**

Supporting Information to assist with Approval.

- **(Ecology) Mitigation and Enhancement Plan Oct 2025** (Sigma Note- Updated to match the latest Landscape plan with Ponds removed, and central swale retained. There has been no impact on Ecology and Enhancement requirements have still been met for this development).

Condition 19- Information issued for approval.

- **Management and Maintenance Document rev A**
- **Soft and Hard Landscape Management Plan**

Sigma Cover letter & comments response notes- This letter covers our responses to the LPA Landscape teams comments raised (by Elly Hazael, issued 29-5-25) and aligns with the agreement made for each item in our Virtual Teams Call with Elly and Amanda Wilkes.

In the meeting we raised and tabled the **Approved Mains Electrical and Water main routes** on this development, as well as the **Approved Drainage Drawings**, which show the constraints we have had to design the soft landscaping around (planting) in terms of avoiding cable/pipe routes/asset easements and underground Attenuation tanks & manholes/pipe runs. This has led to the Ponds not being viable due to the approved underground drainage tank locations and invert levels of the approved drainage system, and the tree positions in some locations not being possible to install due to these constraints.

We have liaised closely with the Ecologist who confirmed that the removing on the proposed ponds does not have a negative impact on the overall goal of the enhancements and the retained central swale that remains, is a very positive contribution to Ecology Enhancements and the Ecologist has approved the latest landscape design and is in full support of the final overall proposal, which is now being lodged for LPA approval.

The **(Ecology) Mitigation and Enhancement Plan** has been update and re issued within this pack as a supporting document to cover this change formally.

We feel confident that the package we are now lodging, covers all items agreed to gain support and approval to clear these Conditions (18 & 19).

I summarise the comments received and our response to each item further along in this cover letter, to be read in conjunction with the updated plans and reports issued in the package for approval.

Condition 18 states (As per the Planning Approval Notice):

18 Pre-Occupation Condition:

No part of any phase the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works for that phase have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, Planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments including boundary walls and fences
- Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised)

Details should also include retained historic landscape features and proposals for restoration where relevant.

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 or retained 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).

Main Comments raised (by Elly) and our Response to each

(Ellys comments in Blue, Sigma's in Red text).

Condition 18- Soft and Hard Landscaping.

i. Details of all existing trees and planting to be retained

a. (Elly) No concerns raised, item cleared.

ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

a. (Elly) Tree pit details provided under Drawing no: SIG1403-11 Sheet 2, however as requested under DC/21/2697 and DISC/24/0005, 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, need to be provided. (Sigma) Done and within the updated package issued.

b. (Elly) Where in close proximity to utilities, the inclusion of tree root barriers is requested to ensure successful delivery and establishment. Proposed locations must be indicated, particularly within the northern parcel. (Sigma) As requested Root barriers have been shown on updated plans where required and noted in the specification schedule.

c. (Elly) As per comments under DISC/24/005, we request that *Lonicera nitida* is replaced with already proposed mixed native hedging or species such as *Taxus baccata* and *Ligustrum vulgare*, for biodiversity and amenity value. (Sigma) Elly confirmed in the meeting that the proposal was acceptable. **Previous notes tabled in the meeting as follows-** A native species hedgerow cannot be used in this space due to the underlying services. Additionally, due to proximity to dwellings they may create future management issues. A suitable evergreen species which contains flowers and berries for pollinators and that will grow to a suitable height and spread has been specified to prevent future issues.

d. (Elly) A predominance of one species or variety should be avoided in order to minimise the risk of widespread biotic threats. We recommend following Santamour's rule of 30:20:10 where no more than 10% of proposed trees should be the same species, no more than 20% should be the same genus and no more than 30% should be the same family. Please adjust the planting schedule accordingly, taking note of comments under DISC/24/005 requesting inclusion of *Prunus avium*. (Sigma) Elly confirmed in the meeting that the proposal was acceptable. **Previous notes tabled in the meeting as follows-** As discussed in the meeting this has been disregarded. We have added additional trees species but not too many to reduce the cohesive approach to place making.

e. *Ponds and Swales*

i. (Elly) As per comments under DISC/24/005, we expect 2no. ponds to still be delivered on site as per the ecological enhancement measure set out in the Ecological Mitigation and Enhancement Plan – Regulatory Condition 34. (Sigma) As discussed in our meeting with Amanda and Elly, we have retained the central Swale on the latest drawings, but the pond zone has been removed, now part of the swale, as the pond was not viable to deliver due to drainage attenuation tanks below. The previously proposed Pond in the Southern zone has been removed and vegetation/Trees added as discussed in our meeting.

We have liaised closely with the Ecologist who confirmed that removing on the proposed ponds does not have a negative impact on the overall goal of the enhancements and the retained central swale that remains, is a very positive contribution to Ecology Enhancements. The Ecologist Fully supports the final landscape proposal now being lodged for LPA approval.

The **Mitigation and Enhancement Plan** report, has been update and re issued within this pack as a supporting document to cover this change formally.

ii. (Elly) The Hard and Soft Landscape Proposals [below, top. Original letter has the images to refer to] must detail a pond area and swale area, as previously approved and as per the Ecological Mitigation and Enhancement Plan [below, bottom]. This area currently indicates grassland. (Sigma) As noted, this will not be a wet pond due to reasons and constraints noted above, as agreed in the meeting the current proposed planting suits the swale design.

iii. (Elly) The Hard and Soft Landscape Proposals [below, top, original letter has the images to refer to] must detail different hatches for the pond area and swale area, as previously approved and as per the Ecological Mitigation and Enhancement Plan [below, bottom]. (Sigma) As noted, this will not be a wet pond due to reasons and constraints noted above, as agreed in the meeting the current proposed planting suits the swale design.

iv. (Elly) The newly proposed hedgerow on the southern boundary of the swale should be removed in order to ensure pond and swale connectivity outside of the red line boundary. (Sigma) As noted, this will not be a wet pond due to reasons and constraints noted above. Worth noting that this hedgerow

was added in response to previous comment from the local authority received in 27.02.24 which requested it. We have retained this hedgerow in the latest drawings as agreed in our meeting.

v. (Elly) Planting for swales must be able to withstand both wet and dry conditions. The proposed swale planting list solely features plants that cannot tolerate dry conditions; Ranunculus aquatilis, Ceratophyllum demersum, Hottonia palustris, Hydrocharis morsus-ranae and Stratiotes aloides in particular are aquatic species. Please relabel as pond planting and propose a further planting palette for the proposed swales. (Sigma) As noted, this will not be a wet pond due to reasons and constraints noted above, it will be a swale. For the retained swale, the species you have noted above have been removed as requested due to the removal of the ponds.

vi. (Elly) As per previous comments, we continue to request levels and cross sections as well as level of water expected for the pond area. (Sigma) As noted above, ponds have been removed. Swale is only periodically wet from overland runoff to the swale during heavy rain/wet period and then dries/semi dries. It's not designed to hold water, as discussed, we feel this item is no longer applicable as ponds have been removed.

vii. (Elly) As above, we continue to request headwall details including associated boulders and planting as exemplified in drawing ECE1176-20, as well as indicative locations in plan. (Sigma) As noted above, ponds have been removed. There is no head wall required or proposed, there is only a Swale fed from localised overland runoff to the swale during heavy rain/wet period and then dries/semi dries. It's not designed to hold water, as discussed, we feel this item is no longer applicable as ponds have been removed.

f. The Landscape Specification provided is an older version (dated Oct 2023) related to previously refused DISC/24/0005. The Landscape Specification submitted under DISC/24/0293 (dated Nov 2024) has however been permitted. Please provide and confirm that the latter document is to be associated with this site and application.

iii. Details of all hard surfacing materials and finishes

- a. (Elly) We note discrepancy between the approved Proposed Site Plan under DC/21/2697, the External Works Layout and the Hard and Soft Landscape Proposals [below, respectively]. Each plan indicates a different pavement layout, which affects the landscape strategy. The External Works Layout has not yet been approved, however has been part constructed as of 27th May 2025, preventing the planting to the south of plot 1 from being delivered. This must be reversed in order to secure the landscape strategy, additionally ensuring that the open space area, SuDS feature and tree lined area is not encroached upon. The relevant documentation must also be updated for consistency. (Sigma) Refer to the issued Hard and Soft Landscaping Plans submitted, which details the location and finishes and the External works are on detailed on these. The footpath in question has been removed from the design/drawings now and removed from site as requested and agreed. All drawings submitted now in the application have been coordinated to match.*

iv. Details of all boundary treatments including boundary walls and fences

- a. (Elly) We note discrepancy between proposed boundary treatments. Please amend the following highlighted areas in the Fencing Plan to brick screen wall for consistency with the External Works Layout: (Sigma) We have updated the Fencing-Boundary Treatment and issued it with this application, it also includes the site wide lighting. We have positioned Brick Walls in key locations, other zones have either timber close board fencing or post and rail fencing as per plan issued. This is in keeping with character of the area, allows for a softer more*

appealing look with landscape planting also screening fencing, and is also a sustainable approach.

b. (Elly) Please provide specification for the brick 'screen wall', noting that some level of detailing would be recommended for visual amenity and interest. (Sigma) Please see enclosed Fencing Plan that shows the spec-finish of the Brick Walls, which have now been installed on site. This style is in keeping with the character of the area and the style of the development.

c. (Elly) Please provide information relating to 100x100mm holes within fencing gravel boards, as per DC/21/2697. These are shown on a drawing that Sigma have previously circulate for wildlife (hedgehog highway). As agreed in our meeting, this item was deemed closed out.

v. Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised)

a. (Elly) No concerns raised. (Sigma) We have also added the site wide lighting to the fencing plan for a combined plan for ease of reference.

vi. Details should also include retained historic landscape features and proposals for restoration where relevant.

a. (Elly) No concerns raised.

Condition 19- Landscape Management and Maintenance Plan

(Details submitted as part of this application to clear this condition, are to be read in conjunction with the below raised comments and Sigma's response to conclude approval.)

(Ellys comments in Blue, Sigma's in Red text).

No part of any phase of the development hereby permitted shall be occupied until:

vii. A landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas within that phase has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

a. (Elly) We note that the management responsibilities for the area adjacent to the parking bays of 15 & 16, as well the roads and hard landscaped areas, are not specified within the Management Plan. Please update accordingly. (Sigma) This has been added as requested.

b. (Elly) The LMMP provided is unchanged from previously refused DISC/24/0005, therefore our previous comments still apply and are repeated here for avoidance of doubt:

i. '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.' (Sigma) This has been amended as requested.

ii. (Elly) 'Maintenance for roads and hard landscaped areas not yet included.' (Sigma) A section has been added to the document.

I trust the above comments & response, along with the issued package of updated drawings and reports close these items out and gain approval to discharge these conditions.

Should there be any queries, feel free to get in touch and I will address these as soon as possible to conclude.

Thank you.

Warm regards

Mark Long
Design Manager