HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Gate Cottage The Street Thakeham West Sussex
DESCRIPTION:	Erection of two dwellings together with associated works.
REFERENCE:	DC/24/0070
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	More Information / Modification No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

We are satisfied that our previous comments have been addressed, therefore there are no further concerns from a landscape point of view.

1st set of comments

No objection in principle to resubmission of the planning application to include a water neutrality strategy.

More information is required regarding the changes to the height of the retaining walls but ideally it is recommended that the design proposals revert to those submitted under approved planning application DC/20/1788.

MAIN COMMENTS:

From updated plans it appears the retaining wall to the parking bays is now built higher into the bank, requiring a second stepped level, giving the appearance of a more imposing feature. The external staircase also appears to have been brought forward to a more prominent position at the front of the new dwellings. Please provide justification for the changes. Alternatively, I would request that the proposals for the retaining walls revert to the previous scheme under DC 20/1788. This design is a softer option giving a more natural appearance of the wall in relation to the bank of the slope. Closed, with thanks.

Note: on submission of planting plans, taller species is recommended to help soften/screen the retaining walls and lessen their impact in this location. Given the proposed terraced planting bed depth has been significantly reduced, climbing species may be a suitable alternative.

ANY RECOMMENDED CONDITIONS: Hard and soft landscape condition to include boundary treatment. LMMP to secure longevity of planting at retained wall and parking bays. Refuse/recycling provision. Secure and covered cycle parking facilities.	
NAME:	Karen Roberts Assistant Landscape Officer and Specialist Support Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	06/03/2024 16/12/2024
SIGNED OFF BY:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
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