HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sumners Pond Fishery and Campsite Slaughterford Farm 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
RECOMMENDATION:	Holding Objection / More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION: 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: 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. 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. 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.

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. 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.

Trees to the access route to be upsized to 18-25 cm girth.

Please indicate tree protection areas to north, western and eastern boundaries.

Hedgerow to access route to be native species with other private space and front gardens an ornamental variety. Please amend.

Landscape buffer to north-west corner to include new trees as previously indicated at application stage.

Additional tree behind parking bays for plots 15-16.

Additional trees to include wild cherry, oak and alder.

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.

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.

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.

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.'*

See comment above regarding removal of footpath and reinstatement of trees.

Hard Landscape

Please include hard surfacing to the landscape specification

Note paving is impermeable but this was to be considered as a drainage strategy with permeable paving. Is this not needed now?

Application stage considered an appropriate coloured asphalt, has this been discussed?

Please add secure cycle storage location and refuse/recycling facilities for the apartment block to plan.

Lighting

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

Boundary treatment

Not submitted, to include access to northern buffer zone for maintenance.

LMMP (to be discharged?)

Are roads/access routes to be adopted? Otherwise, maintenance to be included

Communal fences/benches etc to be added.

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Karen Roberts Assistant Landscape Officer and Specialist Support
SIGNED OFF:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	27/02/2024