HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Tesla Engineering Ltd Water Lane Storrington West Sussex
DESCRIPTION:	Construction of industrial extension to Unit 12 with associated vehicle parking and works.
REFERENCE:	DC/25/0371
RECOMMENDATION:	Advice / Modification
RECONSULTATION:	1st set of comments in black 2nd set of comments in blue

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

The updates to the site layout are welcomed and we are satisfied that details can be secured via condition.

Please note that given that only 2no. trees are proposed to the west of the extension, as opposed to 3no. as previously approved under DC/23/0997, we expect these to be larger specimens, such as 20-25cm girth, for more instant effect. They should in addition adhere to previously approved species, such as Alnus glutinosa.

1st set of comments

While some visual change is anticipated to be noted from the development proposals from public right of way (PRoW) 3424, the changes are in keeping with the existing industrial form and while not reflective of the local landscape character, do not give rise to unacceptable landscape or visual effects over and above the baseline as a result of development under DC/17/1367. Therefore, no concerns are raised with the principle of development or likely effects on the character of the site and wider area, or visual amenity of the area.

Notwithstanding the above, we note that some mitigation planting proposed under DC/23/0997 has not yet been delivered, therefore we request that this is included within proposals and delivered as per the previously approved landscape mitigation strategy.

MAIN COMMENTS:

This proposal does not extend beyond the existing hardstanding area and kerb, and is sited within existing industrial units. To that end, and although built form is closer to sensitive receptors, little visual change is anticipated to be noted from PRoW 3424 or the wider footpath network.

The LVA provided has been reviewed following the Landscape Institute's Technical Guidance Note (2020) and has been found to be compliant. We concur with the conclusions made in regard to localised slight adverse landscape effects and slight adverse visual effects, both reducing to insignificant after 7-8 years considering the site context.

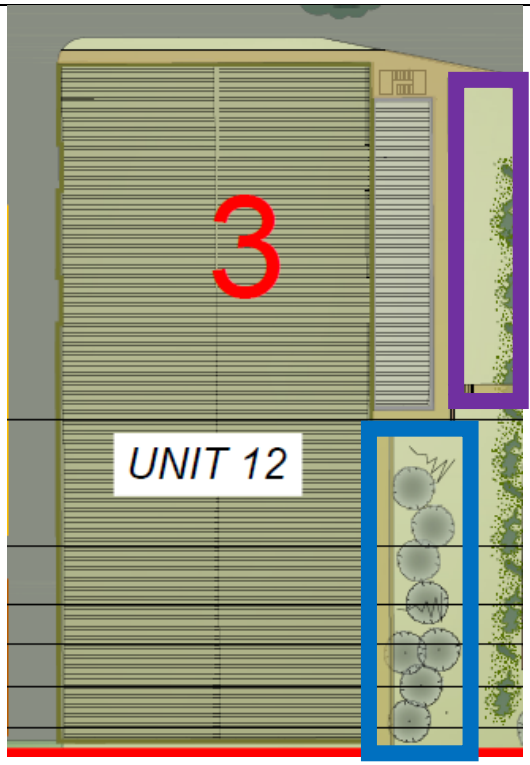
Notwithstanding the above, we feel there is still opportunity for further mitigation planting in order to help reduce adverse effects as previously identified under DC/17/1367 which have not yet been overcome.

We note mention that there is no further room for additional planting within the perimeter areas, however we wish to highlight that some previously approved planting, secured as part of the mitigation strategy to adjacent PRoW remain crucial, and more so now with the additional proposed unit, located closer to the footpath. There is scope to plant the previously approved specimens within the area highlighted in yellow below.

Mitigation planting [below, left] was approved under DC/17/1367, followed by amended proposals under DC/23/0997 [below, middle] which included 1no. standard Alnus glutinosa at 10-12cm girth; 2no. standard Acer campestre at 12-14cm girth; 3no. 150-175cm Crataegus monogyna; 3no. 150-175cm Corylus avellana; and 216 native 60-90cm shrubs.



In addition, tree planting to the eastern edge of unit 12 has not yet been delivered [highlighted in blue, below]. We note that the area outside of the red line boundary adjacent to the car park [highlighted in purple] could be more suitable for delivering these trees given the flatter topography, therefore we recommend that these are delivered in this location.



RECOMMENDED CONDITIONS:

Soft Landscaping Scheme
Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment

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 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).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning

DATE:	29/04/2025 20/06/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	29/04/2025 20/06/2021