HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Kilnwood Vale Phase 4 Crawley Road Faygate West Sussex
DESCRIPTION:	Reserved matters application for the erection of 341 dwellings and ancillary parking and landscaping following approval of outline application DC/15/2813, relating to layout, scale and access and parking, associated landscaping and appearance.
REFERENCE:	DC/23/1647 & DC/23/1789
RECOMMENDATION:	Advice / More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

The comments below are applicable to DC/23/1647 and DC/23/1789 as it seems there is no variation to the landscape proposals. Please advise accordingly if this is not the case.

Please note detailed comments below requesting amendments to proposals.

MAIN COMMENTS:

Play Area:

1. Looking at the overall site proposals beyond the railway line, it is considered that the play area within this phase is likely to have been required as a NEAP. This is also my understating of the Parameter Plan 'Landscape and Open Space Plan' which shows the area as a Neighbourhood Park. Therefore, the play offer needs to be reviewed and take into account requirements of the Horsham Open Space Sports and Recreation review (OSSR, 2021).
2. I am also unsure of the allotments location, as the land has been set aside for a neighbourhood park which doesn't include allotments within its definition? The play area needs to be considered first and not be constraint by the allotments land take up.
3. Seating is required to have back and armrests. Reference is made to a seat within the landscape masterplan

Allotments

4. More detail is required for the design of the allotment space which must take into account the requirements of the OSSR. For example, plots are to be defined by

timber hedging, a communal area/shed and raised beds are typically proposed, water tap provision, etc.

Existing Trees

5. There are concerns with many of the existing trees along the northern boundary, which will have their root protection areas encroached due to proposed works. Examples include the northern boundary where the proposed footpath is located between the tree corridor and allotments/play area, but also the remnants of the field boundary/ trees boundary between plots 60 and 307 where the proposed level changes is likely to significantly affect the retention of the tree. It is recommended that this is checked by the tree officer, prior to determination, to confirm they're comfortable this is achievable without undermining the integrity of the existing tree stock.

Proposed contours and finished levels plans

6. The plan doesn't include level information for the open space proposals or any of the public realm. It is noted that an embankment is necessary to negotiate the level platform where the housing is situated and the existing tree corridor to the north. It's not clear how the footpath will work in this area and whether there is enough space between the embankment and the RPA's to deliver the landscape strategy (allotments, play area, muga, etc). On a quick measuring exercise this doesn't seem to be the case. It is recommended that the plan include details for levels within open space so it can be demonstrated that this can be delivered without compromising the purpose of the space.
7. See concerns related to proposed landform and retention of existing trees as discussed at para 4 above.
8. Please note some plots have significant FFL difference, for example see plot 186 which is 4.55 meters above plot 164. This will have an impact on the appearance and amenity of the development overall, particularly if views in between dwelling gaps are not soften by tree or other planting. Where these occur and no opportunities can be found within the public realm, attractive boundary treatments combined with planting within gardens must be considered.
9. Details of the levels, slopes, depth of the SuDS features also needs to be provided

Boundary treatments

10. Please provide a plan demonstrating the proposed boundary treatments including any for SuDS/open space if needed. Note boundaries facing open spaces and public realm will not be accepted as traditional close board fence and are required as a brick wall, brick with railing or brick with hedgerow planting. If timber is preferable this will have to be of a higher quality and with some embellishment to be more aesthetically pleasing (tongue and groove rather than featherboard for example). Please provide detail for each type of boundary proposed.

Street lighting

11. Please coordinate the lighting columns so there are no clashes with and loss of proposed trees. The current tree locations showing within these plans do not reflect the proposals within detailed planting plans.

Underground services

12. Associated with the last point is the coordination of all underground services with the landscape scheme. Please demonstrated that this is achievable, and the

landscape proposals can be delivered without being compromised by underground services. Also indicate where root barriers are required within the plan

Planting

13. Proposed tree sizes are generally too small. A mix based on location (road hierarchy and focal points needs to be provided. Focal/feature trees are expected to be 30-35cm girth whereas other street trees generally between 20-25cm girth to 25-30cm girth. Please review.
14. Break up parking bays in front of plots 276-280 and add a tree
15. Add a tree within parking bays in front of plots 200-203; 168-172
16. Add a tree near plot 114
17. Break up and soften parking bays near plots 138-142 and also opposite plot 136

Hard landscape

18. Please provide details for surfacing within dwellings, ie parking bays, access paths etc

Outline specification

19. Tree planting must include aeration/irrigation tubes and larger trees are likely to require an anchoring system rather than staking.

Landscape Management and Maintenance Plan - Ok

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	11/01/2024