HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Pear Tree Farm Furners Lane Woodmancote West Sussex
DESCRIPTION:	Approval of details reserved by conditions 3a, b, c, d, e, f and 4 to approved application DC/21/1796
REFERENCE:	DISC/24/0100
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Advice / More Information Modification / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

No concerns with Condition 4 are raised on landscape grounds.

We are unable to discharge Condition 3 due to insufficient information.

Minor modification and further information is requested prior to discharging Condition 3.

MAIN COMMENTS:

1. The native tree planting palette is welcomed, however details including sizes/girth and numbers are requested to be provided as a planting schedule and the locations of specific species in plan. In addition, please note that we advise against planting Fraxinus excelsior due to the growing spread of Ash Dieback. Closed, with thanks.
2. We welcome the change of the hedgerow from laurel to native. A programme of works as to when the removal of the existing laurel and implementation of the new proposed hedgerow is to be carried out must be provided. Not yet addressed.
3. No concerns are raised with the facilities and locations of the storage and collection of refuse and recycling, with the exception of the northernmost plot where there is concern with the proximity of a proposed tree. To encourage its safeguarding and establishment, we recommend relocating the facilities further north within the plot, or alternatively relocating the trees away from the building. We recommend that the full size tree canopy is plotted in the plan so that the long term retention of the trees is sustainable and does not interfere in terms of

light and close proximity of branches with the use of the plots. Closed, with thanks.

4. Given the rural character of the location, light spill must be considered sensitively so as not to cause potential adverse effects. Based on guidance from SDNP Dark Skies Technical Advice Note Version 2 and The Bat Conservation Trust guidance note 08/23, we recommend the following to mitigate adverse landscape effects in regard to external lighting in a countryside location:
    a. 3000Kelvin or lower
    b. 500 Lumens or below
    c. Where appropriate, use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.
    d. Horizontally mounted luminaires with no light output above 90° and/or no upward tilt.

    Please provide the above specifications as well as proposed locations for all 5 external lights. It is noted that the Steinel XLED model is proposed, which is not acceptable due to the following:
    1. Lack of cowl - this creates light spill and light output above 90° which will likely cause adverse effects as previously described.
    2. 1550 lumens - this is 1050 above the recommended limit.

    Please provide an alternate model and notes compliant with points 4a-d.
5. Clarification is requested regarding external boundary treatments to the west and north, if any are proposed. Closed, with thanks.
6. Clarification is requested regarding the proposed hardstanding treatment. Given the rural setting, a soft material would be considered to be appropriate to better blend in with the surrounding countryside and to ease drainage. We recommend implementing porous block paving systems such as Truck Pave or GrassPark, or alternatively self-binding gravel such as Fittleworth stone. Closed, with thanks.
7. In regard to utilities, the location of services will need to be adjusted to avoid conflict with proposed trees and vegetation. Where possible we would recommend using a single trench for services. Please see details of the soakaway. Updated utilities location not provided, therefore not yet addressed.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	11/06/2024 25/07/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	17/06/2024 Not yet signed off – these are informal comments