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 1a,b,c,d,e,f and g, and Condition 2 to approved application DC/22/2149
REFERENCE:	DISC/24/0099
RECOMMENDATION:	Objection / More information

SUMMARY OF COMMENTS & RECOMMENDATION:

We are unable to discharge Conditions 1 and 2 due insufficient information being provided. Please see details below.

MAIN COMMENTS:

Given the rural character of the location and the abutting AW, further design considerations and detailed information are needed. AW is classified as an irreplaceable habitat and is highly significant to both the character and the ecological function of the area. The NPFF (National Planning Policy Framework (2023)) states that any development resulting in its loss or deterioration should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

Government guidance sets out the principle of a minimum 15m wide buffer zone between the development edge and adjacent AW, stating that direct effects of development can cause loss or deterioration, in part, by:

- Increasing levels of light pollution
- Damaging or compacting soil
- Damaging roots and understorey

The importance of AW centres on protecting the undisturbed soils that form the irreplaceable habit, including within the buffer zone. It is, therefore, essential that such area within the site is not damaged any further by development and that improvements through planting and fencing to stop trespassing are made where possible.

Condition 1. Within 3 months of the date of this permission, full details of hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. The details shall include plans and measures addressing the following:

a) *Details of all existing trees and planting to be retained.*
   - No information submitted to satisfy this condition. A tree survey identifying the location of existing trees and any other existing planting to be retained needs to be provided.

b) *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.*
   - None proposed. As requested by the inspector at para 56, hard and soft landscape proposals need to be submitted to ensure a high-quality development. A landscape strategy that includes planting and tree details, particularly adjacent to the AW to mitigate deterioration and loss of ancient woodland is expected to satisfy this condition.
   - Please note that we recommend acquiring locally sourced, native species in order to safeguard the genetic integrity of the abutting AW, as per Woodland Trust guidance. Only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock, therefore we request supplier information in addition to the landscape strategy.

c) *Details of hard surfacing materials and finishes.*
   - The area immediately in front of the building is shown as MOT type 1. This is acceptable. However, please note that we expect that any areas of the site within the 15m buffer of AW is kept as soft landscape and planting as described above.

d) *Details of management and maintenance of the landscaping within the site.*
   - No information provided. This should reflect the landscape strategy and landscape proposals.

e) *Boundary details.*
   - No information submitted. Post and rail type boundary is requested along the 15m buffer of the AW to avoid any further encroachment.

f) *External lighting details*.
   - Insufficient information provided. Government guidance cites increased levels of light pollution as a direct effect that can cause the loss or deterioration of ancient woodland. External lighting is therefore advised against, given the location within the buffer zone.
   - The location of the development requires a sensitive lighting approach suitable for the countryside location and proximity to an irreplaceable habitat. Specification details are requested for the fixture including number and spec of luminaire (horizontally mounted with no light output above 90° and/or no upward tilt), colour temperature (less than 3,000 Kelvin), watts, lumens (less than 500), and information regarding motion sensors (for most purposes, a 1 or 2 minute timer is appropriate). We recommend seeking advice from a lighting specialist.

g) *Ecological enhancements.*
   - Insufficient information provided. Given the location of the development within the AW buffer, we expect mitigation and compensation measures to be introduced. This would include the planting of 15m buffer, save for the location of the existing building.

Condition 2. Within 3 months of the date of this permission, drainage details of the proposed means of surface water disposal including a scheme for its implementation shall be submitted to and approved in writing by the local planning authority. ○ Insufficient information provided. The details of the proposed basin must be provided including the slope proposed for the banks. Please note these should not exceed a 1:3 slope (33.33%). The full depth of the basin and level of water expected is also required. From aerial photographs, we are aware that this has already been constructed but the slope appears much steeper than recommended and must be rectified. We also recommend the applicant to consider planting and implementing SuDS as a positive feature of the site, as the use of ponds as a drainage strategy is typical of the wider character area.	
RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	12/06/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	14/06/2024