HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sumners Pond Fishery and Campsite Chapel Road Barns Green West Sussex
DESCRIPTION:	Approval of details reserved by condition 18 to approved application DC/21/2697.
REFERENCE:	DISC/25/0116
RECOMMENDATION:	Objection / More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Our previous comments under refused DISC/24/0005 have not yet been addressed in full, and some pertinent issues remain. Of key concern is the part construction of a pavement to the south of Plot 1, the layout of which has not been approved and prevents the landscape strategy from being secured. This must be addressed and all plans must in addition reflect consistency.

MAIN COMMENTS:

Condition 18

No part of any phase the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works for that phase have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

i. Details of all existing trees and planting to be retained
   a. *No concerns raised.*

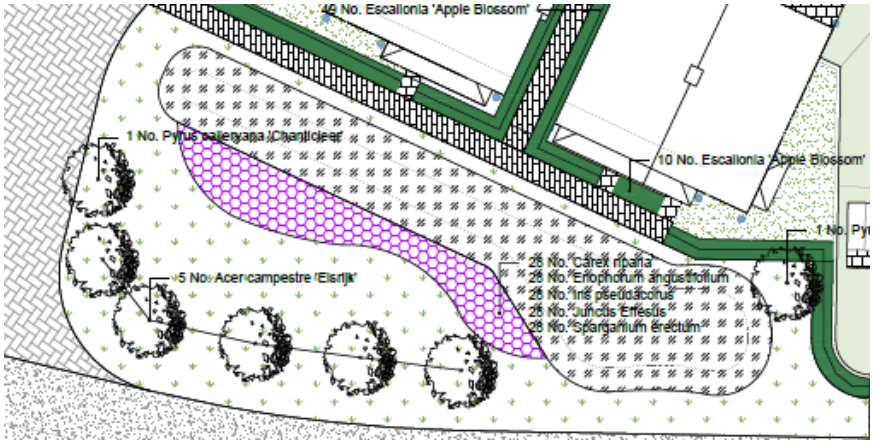
ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
   a. *Tree pit details provided under Drawing no: SIG1403-11 Sheet 2, however as requested under DC/21/2697 and DISC/24/0005, details of root cells or similar for the proposed tree and vegetative planting within the commercial parking area, and other areas in proximity to hard landscape, need to be provided.*
   b. *Where in close proximity to utilities, the inclusion of tree root barriers is requested to ensure successful delivery and establishment. Proposed locations must be indicated, particularly within the northern parcel.*
   c. *As per comments under DISC/24/005, we request that Lonicera nitida is replaced with already proposed mixed native hedging or species such as Taxus baccata and Ligustrum vulgare, for biodiversity and amenity value.*
   d. *A predominance of one species or variety should be avoided in order to minimise the risk of widespread biotic threats. We recommend following Santamour's rule of*

30:20:10 where no more than 10% of proposed trees should be the same species, no more than 20% should be the same genus and no more than 30% should be the same family. Please adjust the planting schedule accordingly, taking note of comments under DISC/24/0005 requesting inclusion of Prunus avium.

e. *Ponds and Swales*

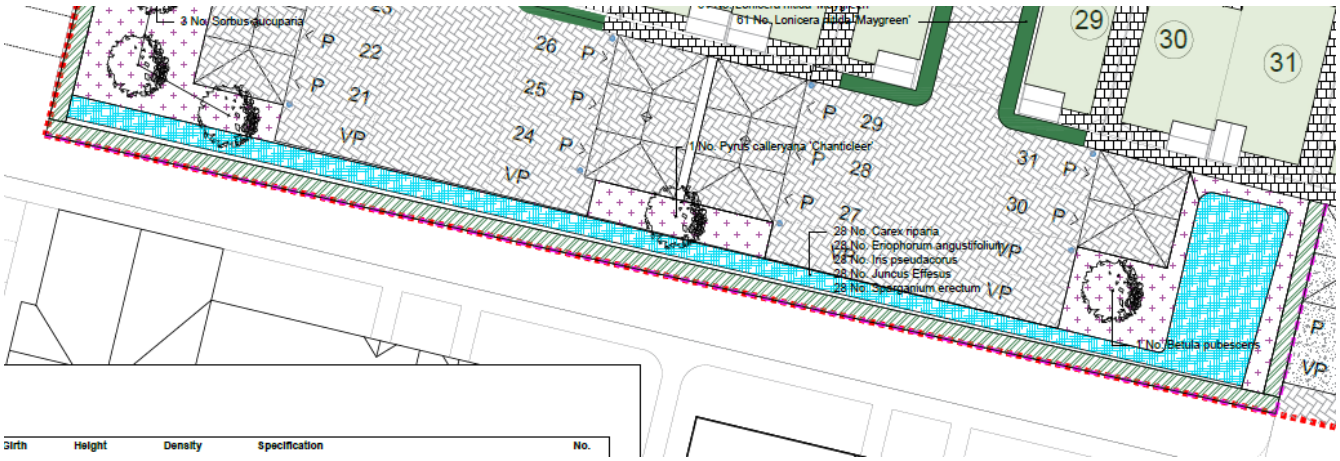
   i. *As per comments under DISC/24/0005, we expect 2no. ponds to still be delivered on site as per the ecological enhancement measure set out in the Ecological Mitigation and Enhancement Plan – Regulatory Condition 34.*

   ii. *The Hard and Soft Landscape Proposals [below, top] must detail a pond area and swale area, as previously approved and as per the Ecological Mitigation and Enhancement Plan [below, bottom]. This area currently indicates grassland.*





   iii. *The Hard and Soft Landscape Proposals [below, top] must detail different hatches for the pond area and swale area, as previously approved and as per the Ecological Mitigation and Enhancement Plan [below, bottom].*





iv. The newly proposed hedgerow on the southern boundary of the swale should be removed in order to ensure pond and swale connectivity outside of the red line boundary.

v. Planting for swales must be able to withstand both wet and dry conditions. The proposed swale planting list solely features plants that cannot tolerate dry conditions; Ranunculus aquatilis, Ceratophyllum demersum, Hottonia palustris, Hydrocharis morsus-ranae and Stratiotes aloides in particular are aquatic species. Please relabel as pond planting and propose a further planting palette for the proposed swales.

vi. As per previous comments, we continue to request levels and cross sections as well as level of water expected for the pond area.

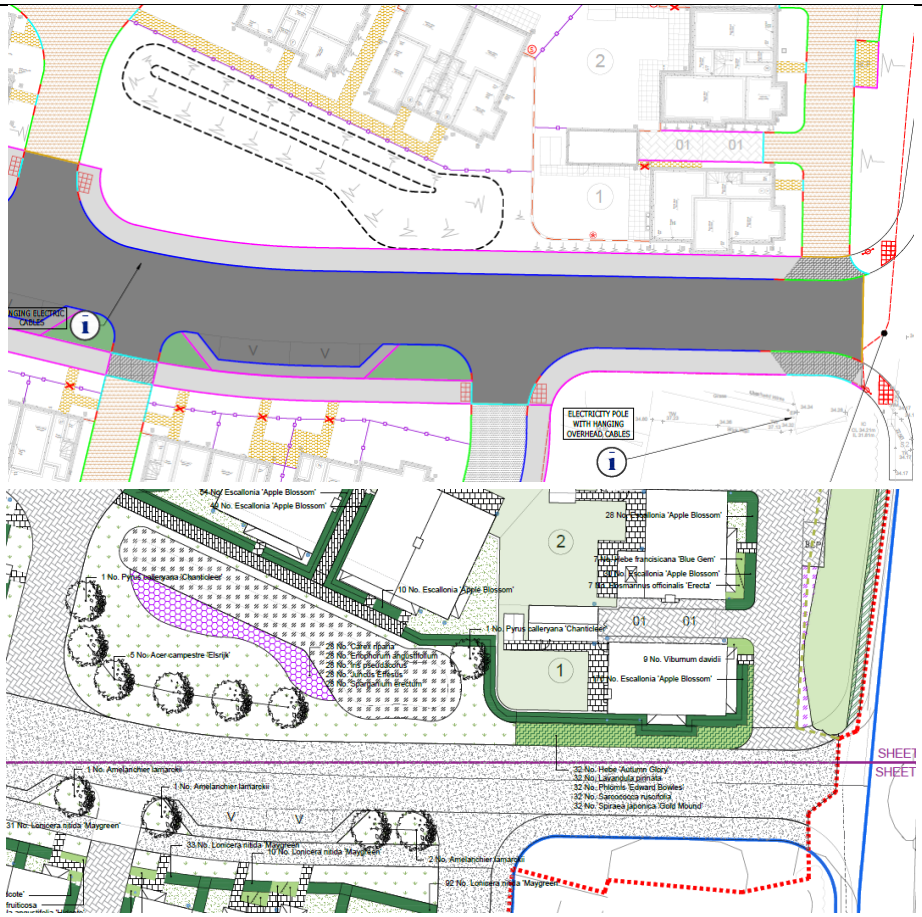
vii. As above, we continue to request headwall details including associated boulders and planting as exampled in drawing ECE1176-20, as well as indicative locations in plan.

f. The Landscape Specification provided is an older version (dated Oct 2023) related to previously refused DISC/24/0005. The Landscape Specification submitted under DISC/24/0293 (dated Nov 2024) has however been permitted. Please provide and confirm that the latter document is to be associated with this site and application.

iii. Details of all hard surfacing materials and finishes

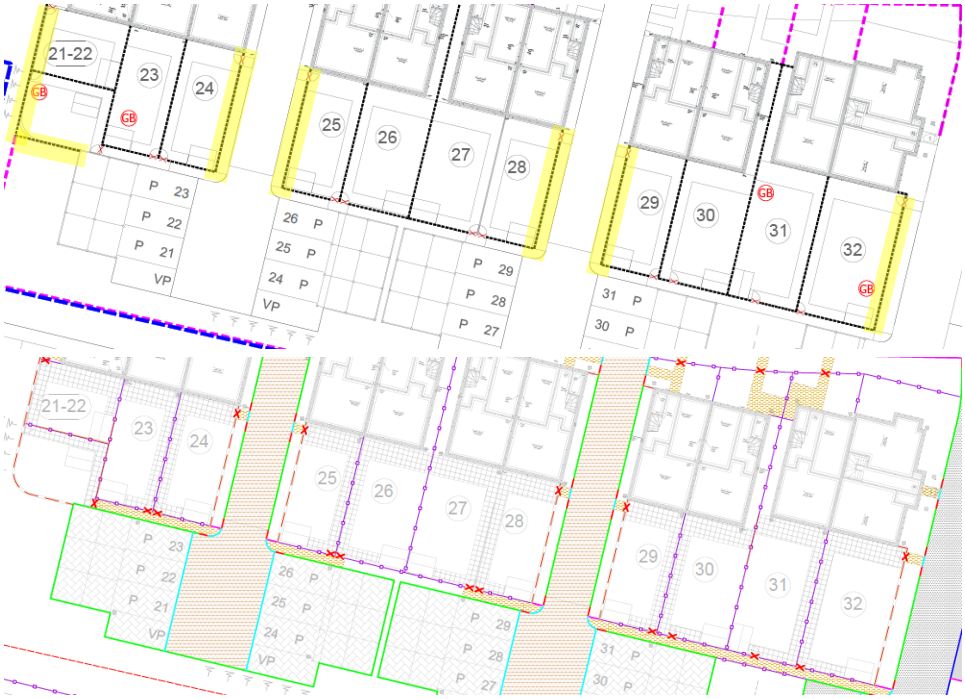
a. We note discrepancy between the approved Proposed Site Plan under DC/21/2697, the External Works Layout and the Hard and Soft Landscape Proposals [below, respectively]. Each plan indicates a different pavement layout, which affects the landscape strategy. The External Works Layout has not yet been approved, however has been part constructed as of 27th May 2025, preventing the planting to the south of plot 1 from being delivered. This must be reversed in order to secure the landscape strategy, additionally ensuring that the open space area, SuDS feature and tree lined area is not encroached upon. The relevant documentation must also be updated for consistency.

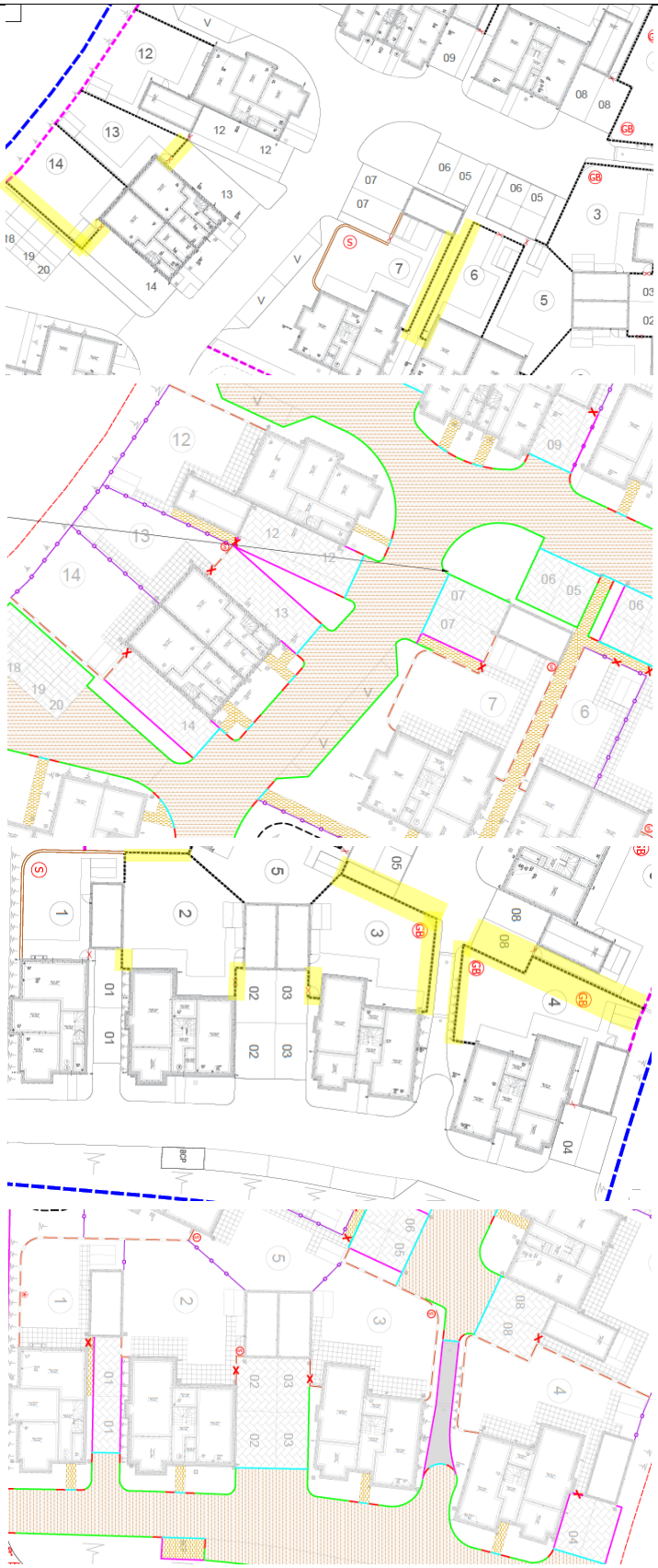




iv. Details of all boundary treatments including boundary walls and fences

a. We note discrepancy between proposed boundary treatments. Please amend the following highlighted areas in the Fencing Plan to brick screen wall for consistency with the External Works Layout:





b. *Please provide specification for the brick 'screen wall', noting that some level of detailing would be recommended for visual amenity and interest.*

c. *Please provide information relating to 100x100mm holes within fencing gravel boards, as per DC/21/2697.*

v. Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised)
    a. *No concerns raised.*

vi. Details should also include retained historic landscape features and proposals for restoration where relevant.
    a. *No concerns raised.*

Condition 19 (Details submitted as part of this application)

No part of any phase of the development hereby permitted shall be occupied until:

vii. A landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas within that phase has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.
    a. *We note that the management responsibilities for the area adjacent to the parking bays of 15 & 16, as well the roads and hard landscaped areas, are not specified within the Management Plan. Please update accordingly.*
    b. *The LMMP provided is unchanged from previously refused DISC/24/0005, therefore our previous comments still apply and are repeated here for avoidance of doubt:*
        i. *'sections 5.1.3 and 9.1.12 should be amended to remove mention of weed killer and methods changed to hand weeding alone by careful digging or selective scything. In larger areas, alternative methods should be considered such as hot foam or hot water systems.'*
        ii. *'Maintenance for roads and hard landscaped areas not yet included.'*

RECOMMENDED CONDITIONS: n/a

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	27/05/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	29/05/2025