HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Barns Green Stores Chapel Road Barns Green Horsham
DESCRIPTION:	Application for Approval of Details Reserved by Condition 5 and 6 to approved application DC/19/2052
REFERENCE:	DISC/24/0288
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue 3rd set of comments in green
RECOMMENDATION:	More Information More Information More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments
We are unable to recommend the discharge of Condition 6 until all relevant information has been submitted. We highlight in particular details regarding replacement tree planting and external lighting. Please see below for guidance.

2nd set of comments
While the newly provided information is welcomed, further details are required prior to discharging Condition 6. See below for advice.

1st set of comments
We are unable to discharge Condition 6 as the relevant information has not been submitted. We are satisfied with details regarding slab footpath and permeable block paving, however request clarification in regard to the no dig construction. The remaining information including soft landscaping, boundary treatments and external lighting must also be submitted.

Condition 5 should be discharged to the satisfaction of the relevant specialist, however details under this condition are read in tandem with landscape proposals and must be coordinated in order to deliver the landscape and drainage strategies.

MAIN COMMENTS:

To protect the setting of the listed building and the appearance of the area, Condition 6 requires the following details:

a) Proposed replacement and additional trees and planting including native species hedging, including schedules specifying species, planting size, densities and plant numbers and tree pit details

While the proposed hedging species is not native, on this occasion we are satisfied with the information given. In addition, the following must be submitted:

a. *Tree pit details*
   Not yet addressed, however we recommend the following for planting trees:
   - *Bare root plants to be planted Nov-Feb.*
   - *Tree pit size no deeper than the root system and at least one and a half times as wide.*
   - *Base of tree pit should be left undisturbed unless significant drainage problems are apparent.*
   - *Backfill should replicate existing soil profile by using soil excavated from planting pits, only amended with imported soils if necessary. No fertiliser should be used.*
   - *Minimum 50mm layer of mulch should be applied to a 1m diameter around the stem/trunk. Leave a 120mm collar free of mulch to prevent the stem/trunk from rotting.*
   - *Stakes, ties and guards to be checked regularly and adjusted, repaired or replaced and removed upon successful establishment.*
   - *Base of trees and hedgerow to be hand weeded regularly, especially during May-Sep.*

b. *Planting size of Malus 'Evereste'*
   Not yet addressed, however we recommend a minimum 8-10cm girth bare root specimen.

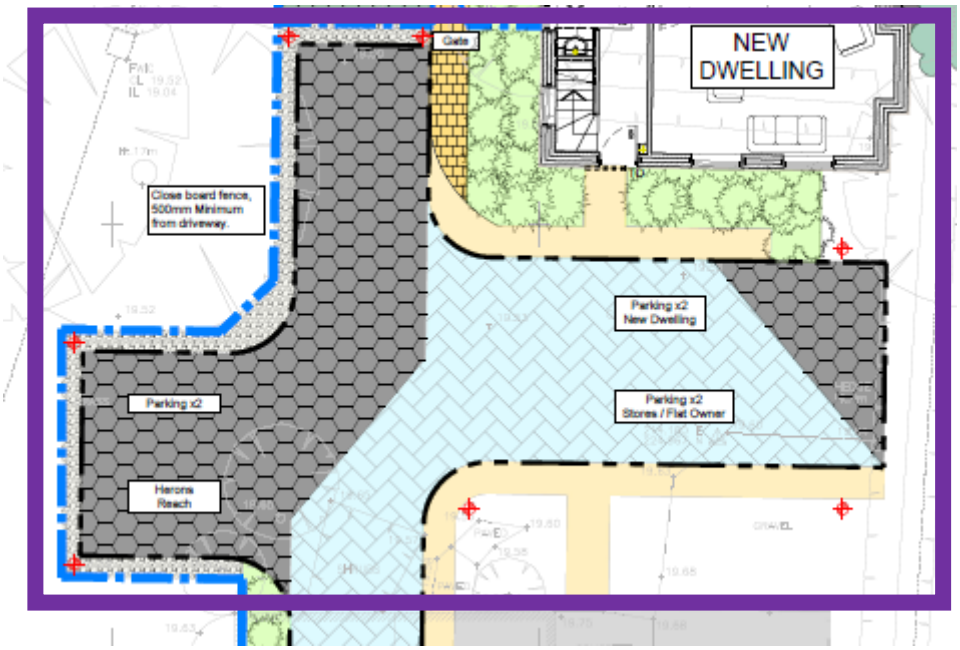
c. *Species and planting sizes for the remaining replacement trees proposed to be planted outside the red line boundary*
   Not yet addressed. We acknowledge that the size of the garden is not suitable for appropriately sized replacement trees, but given that the appeal decision requires the replacement of the removed TPO'd T6 (Metasequoia glyptostroboides) as well as additional trees, a suitable mechanism must be found to deliver this outside the red line boundary and in close proximity to the removed TPO.

b) Hard surfacing materials and finishes

We are satisfied with the proposed materials, however we continue to request clarification in regard to the no dig construction. The information detailed within the Construction Details indicates a different treatment to that proposed within the Drainage Strategy, and in addition, refers to a specification within the Arboricultural Method Statement which is missing from said document.

No dig construction detail provided and the landscape plan is now consistent with the Drainage Strategy, with thanks.

We note now, however, that the desired layout of limestone chippings (no-dig) and permeable paving may look unsightly, therefore we would advise that the area within the purple box below is proposed as a uniform permeable surface that can be installed as a 'no dig' paving system. At minimum, we recommend achieving a uniform appearance by ensuring that the colour palette for the proposed treatments are similar or matching. In addition, the no dig area should extend to the western boundary in order to protect the RPA of TPO'd T5.



c) Boundary treatments, including hedgehog holes in fences

The Landscaping Plan refers to Close Board Fence, however there is no information in regard to hedgehog holes.

Not yet addressed. As part of the appeal decision and condition this must be detailed.

d) External lighting, including fittings and locations with particular regard to nocturnal species and the avoidance of light spill onto the surrounding, scattered trees

Information not yet provided. We recommend that outside lighting is restricted or absent in order to avoid light pollution and thereby 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 specification if external lighting is proposed:

a. *3000Kelvin or warmer*
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.*

Not sufficiently addressed. We note an example of a solar powered bollard, however as per the condition, fitting details must be provided.

RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)

DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	16/12/2024 27/02/2024 22/05/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	17/12/2024 27/02/2024 29/05/2025