HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Parcel at 521897 127416 Sandygate Lane Lower Beeding West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 5, 6, 8, 9, 11, 12, 13 and 19 to approved application DC/22/0708
REFERENCE:	DISC/24/0162
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

Conditions 5 & 6

Our comments have been addressed, with thanks. There are no further concerns from a landscape point of view.

Condition 19

All details have now been provided, with the exception of tree pit details for sloping ground. This outstanding point is deemed minor and therefore we are satisfied the information provided is sufficient to discharge the requirements of condition 19.

1st set of comments

We do not wish to comment on Conditions 3, 8, 9, 11, 12 & 13 as they should be discharged to the satisfaction of the relevant specialists.

We are unable to discharge Conditions 5 & 6 on landscape grounds due to potential conflicts with the landscape strategy. Modification and/or more information is requested.

We are unable to discharge Condition 19 as relevant information has not yet been submitted. While planting proposals are welcomed, there remains opportunity for enhancement in line with comments made under DC/22/0708.

MAIN COMMENTS:

Soft Landscaping

1. Please provide tree pit and staking/underground guying details with additional details for planting on sloping ground.

   Details have been submitted, however the pdf is cropped and does not address the request to show tree planting on sloping ground. Please additionally ensure that a 120mm collar should be left free of mulch to prevent the trunk from rotting, however this information is not required to be submitted. Closed.

2. While we welcome the proposed planting palette, sizes and densities, there is opportunity for further planting in line with Condition 19, '*Particular focus shall be made to enhance planting along the western boundary of the site to enable an appropriate transition from built development to rural countryside*', as well as previous comments made under DC/22/0708, '*Further mitigation planting is required to reflect the scale of the proposed development. This could be accomplished by retaining a larger proportion of the western aspect as a structural landscape area, predominantly through restoration of hedgerow, woodland shaw / belt planting of native species and the creation of an 'eco-tone' of native scrub / thicket to assist the transition from built development to rural countryside'*.

   These comments were made in regard to the proposed site plan under DC/22/0708 which had more trees on the western boundary than currently proposed. As a minimum we expect missing trees to be reinstated and hedgerow reinforced/enhanced with native species, however we recommend that the proposal is modified to address the requirements of Condition 19 and comments shared above.

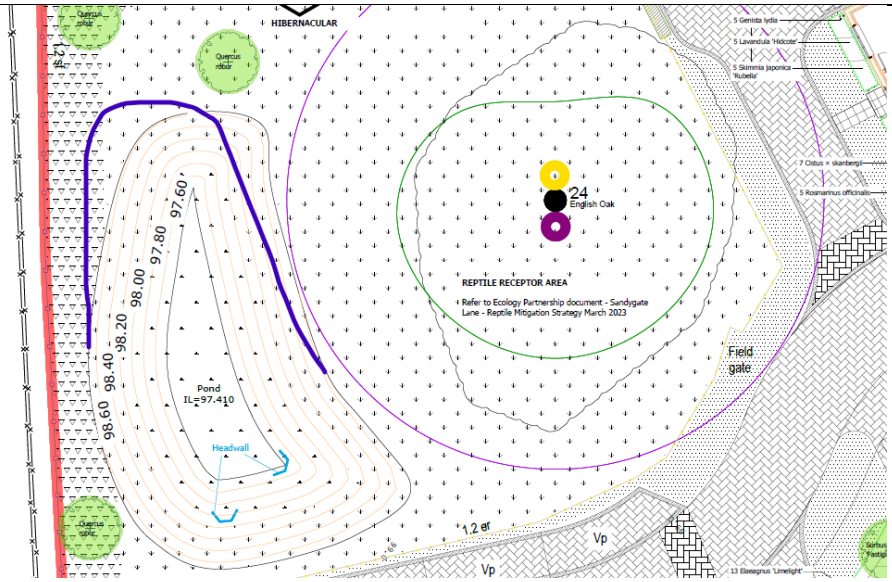
   Closed, with thanks.

3. Information is requested as to the purpose of the lawn in the south east of the site. There may be opportunity for planting in this area to become better integrated with the scheme, with potential to explore rain gardens or a wildflower meadow in order to improve visual amenity and enhance biodiversity.

   Closed, with thanks.

SuDS

4. While the proposed pond is welcomed, modification is requested. We recommend the following:
   a. Adjust the footprint further west from the RPA of the T24 Oak (see indicative suggestion below). While it currently does not conflict with the minimum RPA, precaution is advised in order to lessen impact on fibrous rooting which is critical to the health and long term retention of the tree. Closed, with thanks.



b. Introduce varied depths using a combination of shelves/benches with a maximum 1:3 slope in between. This will provide the opportunity for marginal planting and a wildlife habitat which has high potential for biodiversity and therefore ecological and amenity benefits.

   Closed, with thanks.

c. Combine with variations in vegetation structure to ensure habitat diversity and landscape effect. As per HDC's *Open Space, Sports & Recreation Review*, we advise using solely UK native species and a range of vegetation types including wildflowers and other nectar rich plants, trees, shrubs and grasses of various heights. These should be included within the planting schedule and their specific maintenance within the LMMP.

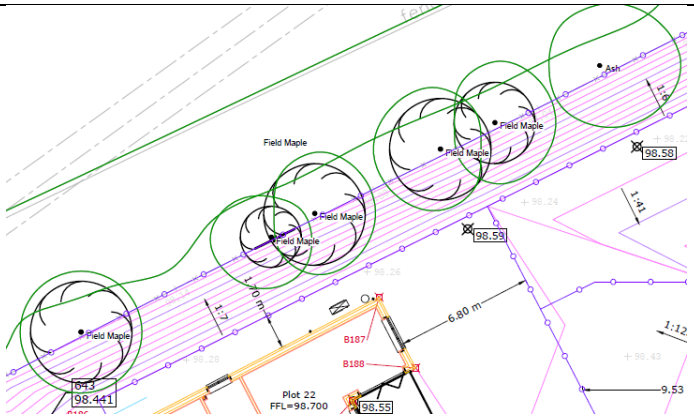
   Planting provided with thanks. Closed.

5. Please provide detail for headwalls. We recommend a naturalistic approach such as cladding in Horsham stone and introducing planting to soften their appearance.

   We note the applicant's response proposing sandbags. Closed.

Levels

6. It is noted that earthworks are proposed within the RPAs of existing trees on the site boundaries (see example below). Trees are highly susceptible to rapid decline due to sudden changes in their rooting medium, therefore RPAs should be left clear of mounding/earthworks as sufficient oxygen levels are essential for their long term retention. The loss of these trees would result in adverse effects to the landscape character and amenity of the area, therefore their longevity should be secured. Please modify earthworks to avoid the RPAs.



The Setting Out Layout Site Plan has been updated to indicate contours with a gentler gradient thanks to the addition of a 300m gravel board, notwithstanding existing ground levels having been removed from the plan. Closed.

Services

7. The combined services layout doesn't accurately represent trees in plan. Please amend to coordinate with landscape proposals to avoid potential conflicts with the landscape strategy.

   Closed.

Boundaries & surfacing

8. Please provide treatment for brick wall boundaries, noting that detailing would be preferred for visual amenity and interest. If detailing is not proposed, climbing plants should be provided in addition to these boundaries as per comments made under DC/22/0708.

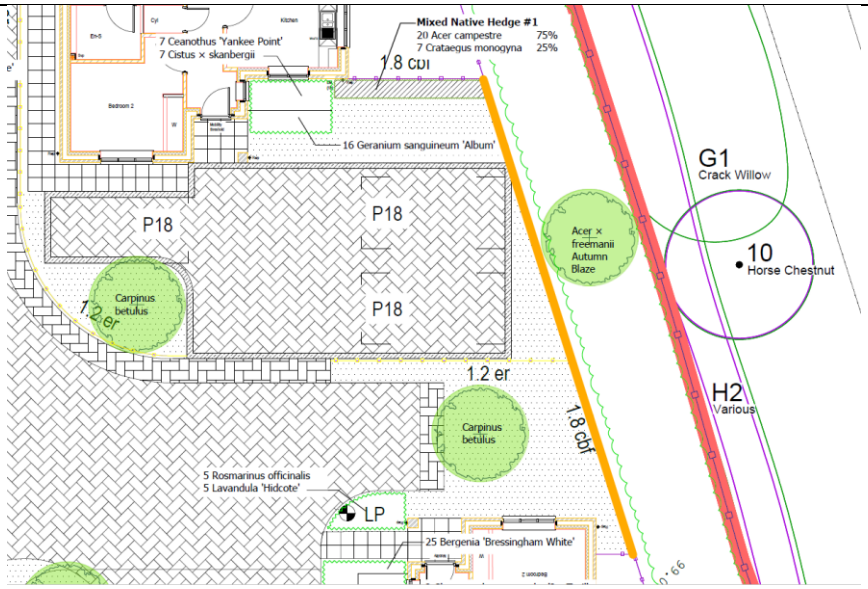
   Closed, with thanks.

9. We recommend the use of bound gravel for the proposed footpaths for permeability and in order to be sympathetic to the rural surroundings.

   Closed, with thanks.

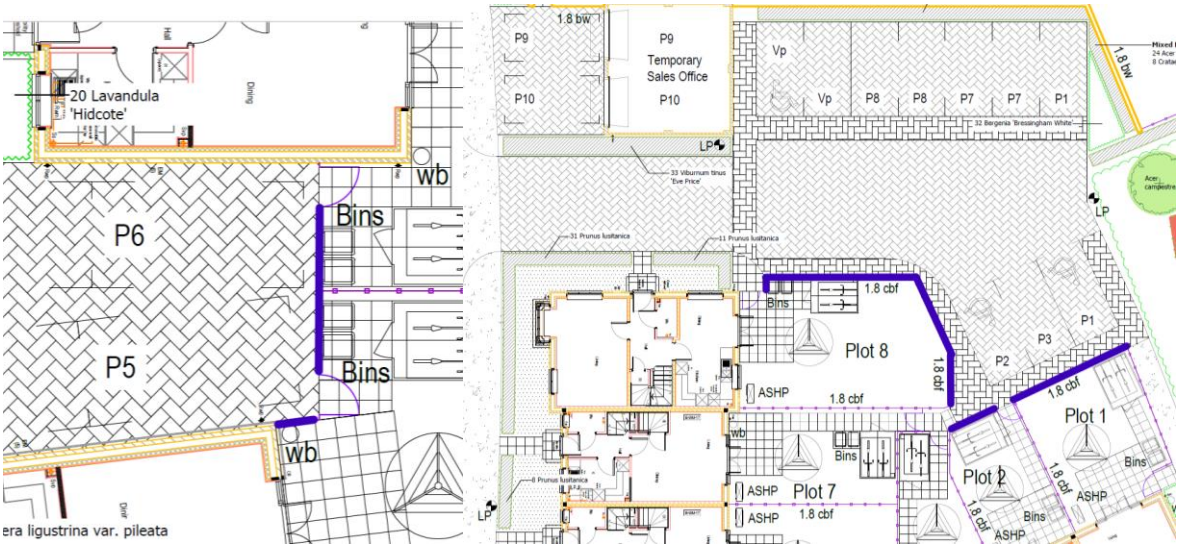
10. Please amend the boundary in orange (below) to post and rail as a softer treatment to better reflect the rural character of the area.

    Closed, with thanks.



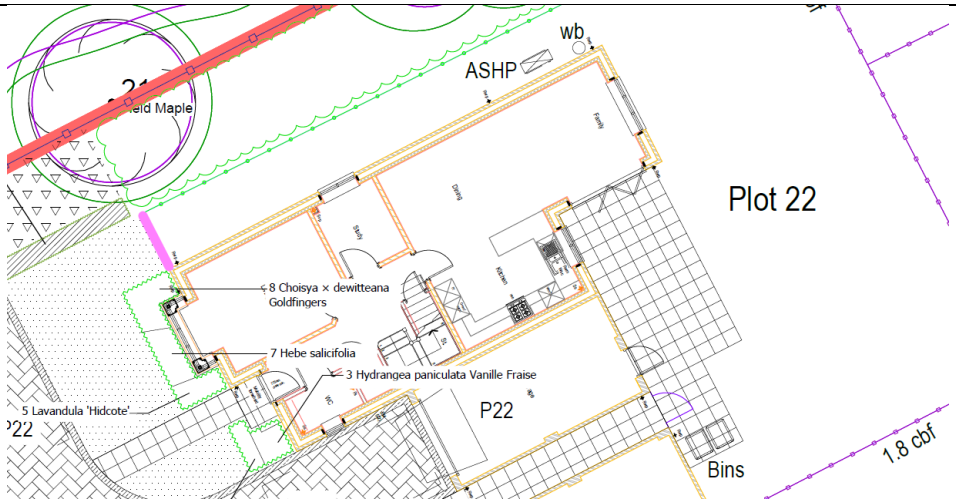
11. Please amend the boundaries in purple (below) to brick. As per comments made under DC/22/0708, '*Where visible and where abutting the public realm and parking courts, close boarded fencing should be avoided and other boundary treatments such as brick or stone walls should be proposed*'.

    Closed, with thanks.



12. Please amend the boundary in pink (below) to brick or closeboard fence given that it abuts private amenity space.

    Closed, with thanks.



RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	05/08/2024 [Informal comments – not signed off] 24/10/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	29/10/2024