HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mowbray Sub Phase 2 Old Holbrook Horsham
DESCRIPTION:	Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission DC/16/1677 for extension of the primary road between Phases 1 and 2, temporary turning head, provision of pedestrian/ cycle paths, SUDS basins and associated landscaping.
REFERENCE:	DC/23/2328
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue 3rd set of comments in green
RECOMMENDATION:	Advice / Holding Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments

While both mitigation and compensation planting is welcomed, our judgement remains that the cycle route should be re-routed outside of the 15m AW buffer prior to approval. AW is classified as an irreplaceable habitat and is highly significant to the landscape character and ecological function of the area. We do not believe that wholly exceptional reasons have been demonstrated and therefore our judgement remains unchanged.

Notwithstanding, should you be minded to recommend the application favourably, please note that any external lighting should not be permitted within AW or AW buffer and any chemical fertilisers, pesticides and herbicides including glyphosate should not be applied at any time. In addition, details for galvanised stock fencing should be added to the plan in order to restrict access, however this can be secured via condition.

2nd set of comments

We are satisfied that most comments have been addressed, however concerns still remain in regard to the proposed cycle route through Ancient Woodland (AW) buffer, which is unchanged since our previous consultation. Our judgement remains the same and we concur with comments made by the Arboricultural officer in regard to protecting the AW from disturbance.

MAIN COMMENTS:

The changes to the road layout to avoid going through Ancient Woodland is welcomed.

Layout & Existing AW:

1. From our records, the cycle route runs through Ancient Woodland, however the submitted plans seem to suggest otherwise as shows a break within the woodland. The arboricultural impact assessment also does not pick up on this but acknowledged within the planning and compliance statement (PCS). At para 6.21 of the (PCS), the location of the cycle is described as following an existing alignment of an existing track. Nevertheless, the overall construction works and increased in use as result of the major development in close proximity to the AW would result in major disturbance to AW trees and ground. The proposed cycle route through Ancient Woodland is not supported and unlikely to meet wholly exceptional reasons test. We recommend the tree officer to be consulted for further advice.

   Plans for the cycle route are regrettably unchanged. Concerns remain pertinent regarding the proximity of AW and the resulting disturbance. Our judgement remains unchanged, therefore we recommend re-routing the cycle route outside the 15m AW buffer, as additionally recommended by the tree officer, and retaining existing trees within the current proposed route.

   Justification for exceptional circumstances has been provided, however we believe it is not sufficient grounds for the likely deterioration or loss of this irreplaceable landscape feature and habitat. While risk remains that the current informal path continues to be used, with the help of compensation and mitigation planting this would amount to less deterioration than if the path was to be formalised by virtue of it not being promoted for use.

   Please refer to government guidance on direct and indirect effects of development on AW which contribute to its deterioration and loss, and additionally note that any external lighting should not be permitted within AW or AW buffer.

   Additional comments made in concurrence with comments made by the tree officer:

   a. T194 positively contributes to the character of the area, therefore we recommend altering the footpath outside its RPA in order to safeguard its retention and longevity. Replacement planting has been provided, with thanks.
   b. A Quercus sobur has since been re-categorised as B1 in good physiological condition, yet remains proposed to be removed. We also recommend its retention or translocation, given its long term potential. Closed, with thanks.

Comments related to detail design:

Tree planting:

2. no comments on the submitted information however, a number of trees will be placed within sloping ground. Please provide typical details for tree pit within a slope.

   Closed, with thanks.

Landscape Plan:

3. please specify proposed trees height and girth min sizes, even if feathered. Feathered trees 3x transplanted starts at 12-14cm girth. For a street tree we would expect the equivalent of a standard 20-25cm girth, 4.5m-5.5m height.

   Closed, with thanks.

4. Please provide min hedgerow and shrubs heights and pot size

   Closed, with thanks.

5. Provide details for the various proposed headwalls and if these require fencing. Within the basins, a softer more naturalised approach is recommended. Where this is not possible, please introduce planting to soften appearance.

   Closed.

6. The depth of the basin to the north of the road is around 2.5m
7. No details provided for the dormouse compensation planting as it refers to planting plans that have not been submitted, please provide. Closed. Also note that supplier information for plant stock in regard to ancient woodland buffer planting is required to ensure that it's locally sourced as per Natural England guidance.

   As per LEMP section 3.6 and the Landscape Proposals, we request supplier information for plant stock in regard to ancient woodland buffer planting to ensure that it's locally sourced. This is in accordance with Woodland Trust guidance which states, *'Introducing planting stock always presents a risk to the genetic integrity of an ancient woodland and can risk introducing new pests and diseases. For this reason, only locally-sourced planting stock should be used, and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock.'* Supplier information must be made available upon request, however this can be provided at a later date, prior to planting.

8. The location of bird boxes and bat boxes could not be found within the package, please provide or let us know where this information can be found?

   Closed.

9. We note hedgerow has been removed in updated plans (below, right). Please reinstate or provide appropriate justification for their removal.



LEMP:

10. With exception of invasive plants, remove mention of herbicide and specify methods to hand weeding alone by careful digging or selective scything in the following sections: 5.78; 5.82 (f).

    Closed, with thanks.

ANY RECOMMENDED CONDITIONS:

Please add:

1. Condition to submit external lighting details.
2. An informative to the decision notice with the following details:

   For plant stock used in proximity to Ancient Woodland, please ensure only locally sourced planting stock is used from suppliers of accredited UK Sourced and Grown stock, in accordance with Woodland Trust guidance. Supplier information must be made available upon request.

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	01/05/2024 09/08/2024
SIGNED OFF BY:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DATE:	05/03/2024 07/05/2024 13/08/2024