HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Bramble Barn Bramble Lane Thakeham Pulborough
DESCRIPTION:	Approval of details reserved by condition 2 to approved application DC/23/1076
REFERENCE:	DISC/24/0303
RECOMMENDATION:	Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Minor modification and further information is requested in order to discharge condition 2, please see details below.

MAIN COMMENTS:

1. The Soft Landscape Planting Plan and Soft Landscaping Scheme have insufficient information to satisfy the requirements of the condition and provide certainty of proposed landscape details. We request the following information:
    a. Tree pit details
    b. Details of all proposed trees and planting to be provided as a planting schedule specifying sizes, densities, numbers and species in Latin names (for example, Prunus padus as opposed to Cherry).
2. As per comments made under DC/23/1076, '*The site is located on a prominent ridge, publicly visible from viewpoints along Public Right of Way (PRoW) 2475 and 2399. These views are read in line with the rural context of the location, observed by receptors associated with the countryside…Red cedar is not an appropriate choice for the landscape character area and increases the domestic and urbanising appearance of the site further contributing to the adverse landscape effects of the proposal. Fagus sylvatica (Beech) is a native tree found in this landscape character area, and would be preferable as it would also screen the site while better blending in with the prominent, mature tree line as seen from PRoWs 2475 and 2399. Ulex europaeus (Gorse) is another native species found within the local landscape character area and could be an alternative option for enhanced screening and additional security.',*

   and comments made under DC/20/0720, '*the introduction of a conifer hedge across the frontage of the site on Bramble Lane would prove out-of-character with the open character of land to the south-east and unobstructed views towards the South Downs',*
   while we acknowledge non-native planting has many benefits, it is our judgement that given the particularly sensitive views from the east within open, undeveloped countryside, that planting must be be congruent with the landscape character. The following species are commonly found within the F1- Pulborough, Chiltington and Thakeham Farmlands

Character Area as appraised under DC/23/1076 and we request that proposed non-native planting is modified accordingly:

Deciduous Tree	**Betula pendula**	Silver birch
Semi-evergreen Tree	**Fagus sylvatica**	Beech
Evergreen Tree	**Juniperus communis**	Juniper
Evergreen Tree	**Pinus sylvestris**	Scots pine
Deciduous Tree	**Populus tremula**	Aspen
Deciduous Tree	**Prunus padus**	Bird cherry
Deciduous Tree	**Pyrus communis ssp. pyraster**	Wild Pear
Deciduous Tree	**Quercus petraea**	Sessile oak
Evergreen Shrub	**Calluna vulgaris**	Common heather
Evergreen Shrub	**Cytisus scoparius**	Broom
Evergreen Shrub	**Erica cinerea**	Bell heather
Deciduous Shrub	**Rosa pimpinellifolia**	Shrub rose
Evergreen Shrub	**Ulex europaeus**	Gorse

3. Please remove the area of hedgerow highlighted in orange below, in order to follow the newly approved curtilage and in order to prevent an increase in the sense of domestic 'sprawl', as per comments under DC/20/0720, '*the indicative landscaping proposals would seek to delineate from surrounding land by means of increased/reinforced boundary treatments…to the detriment of the undeveloped character and quality of land south east of Bramble Lane'.*



RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	31/12/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	08/01/2025