HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Roundstone Park Worthing Road Southwater West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 10 & 16 to approved application DC/22/0096
REFERENCE:	DISC/24/0215
RECOMMENDATION:	No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments:

The two outstanding points below have been addressed with the submission of the revised Detailed Landscape Proposals Plan REV B and Hard Landscaping Plan REV E.

I am therefore satisfied the discharge of condition can be recommended.

2nd set of comments:

Condition 10: In the whole, most points have been addressed to our satisfaction, and we able to recommend the discharge of condition 10.

However, please note the final requirement related to monitoring and review. From a landscape point of view the process described is considered sufficient but I have concerns this may not be the case for the ecologist. Please seek their advice.

Condition 16: Some comments have been addressed however, a key concern with regards the proposal of Pinus Nigra along the northern boundary and adjacent to the existing residents remains.

In addition, no hard landscape details are provided other than the material (no colour/finish).

We would recommend these 2 points are addressed/ provided to satisfy the requirements of the condition and in the interest of securing high quality design.

Some minor changes are required to satisfy the requirements of the condition. Please see below for details.

MAIN COMMENTS:

10 Pre-Occupation Condition*: The development hereby permitted shall not be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by. The content of the LEMP shall include the following:*

a) Description and evaluation of features to be managed. - Closed

b) Ecological trends and constraints on site that might influence management. - Closed

c) Aims and objectives of management. - Closed

d) Appropriate management options for achieving aims and objectives. – See comments below:

3.4.3 i) Leave a 120mm collar free of mulch to prevent the stem/trunk from rotting. We recommend that synthetic fertilisers are not to be applied on site at any time due to impacts on existing waterbodies, ditches, trees, hedgerows and the protection of their ecological features. Organic alternatives such as manure, liquid seaweed, etc must be applied instead. Please update LEMP accordingly.

3.6.3 ii); 3.8.3ii) We strongly recommend that chemicals including herbicides and pesticides are not to be applied on site at any time due to impacts on the existing and proposed waterbodies, ditches, trees, hedgerows and the protection of their ecological features. Weeding methods should be specified, such as hot foam or hot water systems as well as hand weeding alone by careful digging or selective scything. Please remove mention of herbicides from the LEMP.

3.8.3 iii) We recommend that synthetic fertilisers are not to be applied on site at any time due to impacts on existing waterbodies, ditches, trees, hedgerows and the protection of their ecological features. Organic alternatives such as manure, liquid seaweed, etc must be applied instead. Please update LEMP accordingly

e) Prescriptions for management actions. - Closed

f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). - Closed

g) Details of the body or organisation responsible for implementation of the plan. – not submitted, please provide

h) Ongoing monitoring and remedial measures. – Closed with thanks

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. Not submitted, please provide *The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.* We are of the view that details to satisfy this part of the requirement have not been provided but it is recommended that this section is checked by and discharged to the satisfaction of the ecology officer. *The approved plan will be implemented in accordance with the approved details.*

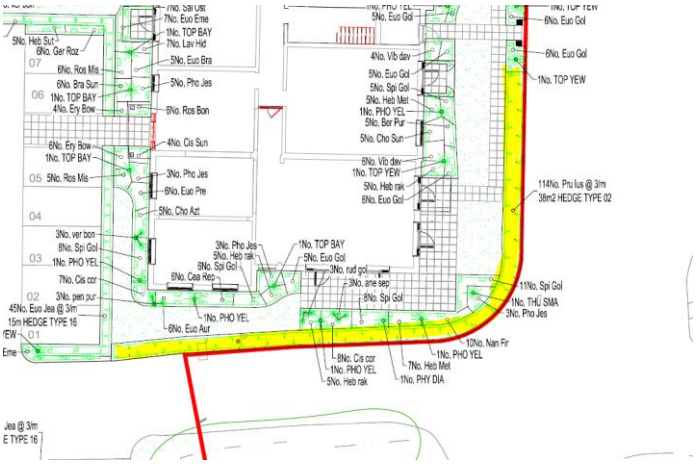
Replacement tree stock is proposed as minimum 10-12cm girth. This is okay unless replacement is of proposed stock that fails which must remain of the size as approved in plans. Please amend LEMP.

***16 Pre-Occupation Condition**: The development hereby permitted shall not be occupied until full details of all hard and soft landscaping works shall have been submitted to and approved in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained* – details not submitted, please provide
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*

Planting schedule:

1. proposed trees are to be changed to 20-25cm girth semi-mature specimens (Acer & Tilia) along the western boundary facing the street and at the entrance of the development. Closed with thanks
2. all remaining proposed trees must be extra heavy standards (14-16cm) as a minimum girth size. Not addressed
3. Replace Pinus nigra with a more appropriate species for the residential location. Not addressed
4. It is recommended that hedge type 2 prunus lusitanica is changed to a native hedge, see mark up below – Closed with thanks



Specification notes: Closed with thanks

Note 2.1 – as above, remove pre-planting herbicide application. We strongly recommend that chemicals including herbicides and pesticides are not to be applied on site at any time due to impacts on the existing and proposed waterbodies, ditches, trees, hedgerows and the protection of their ecological features. Weeding methods should be specified, such as hot foam or hot water systems as well as hand weeding alone by careful digging or selective scything.

Note 2.2 & 4.1 – as above, we recommend that synthetic fertilisers are not to be applied on site at any time due to impacts on existing waterbodies, ditches, trees, hedgerows and the protection of their ecological features.

Tree pit detail: Not addressed

5. Note 7 – leave a 120mm collar free of mulch to prevent the stem/trunk from rotting.
6. Note 8 – backfill with existing soil is possible. Do not incorporate fertilizer.

- *Details of all hard surfacing materials and finishes* – colours/finishes not submitted, please provide Not addressed
- *Details of all boundary treatments* -

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	17/09/2024 31/10/2024 27/11/2024