

18th August Steering Committee Meeting - Agenda / Task

– To compile a bullet point list of recommendations / comments for the SPC Planning and Premises Committee to consider /adopt /amend and finally agree then present back to Horsham DC in its role as a planning applicant consultee

Suggested topics to start the ball rolling :-

1. Building orientation and height adjacent Kings Barn Lane boundary

- To appreciate there has been compromise which help deal with residents' concerns – and to ensure that these measures are adhered to. But also to say that there are still some outstanding negotiations with residents involving further compromise

2. Kings Barn Lane Boundary planting and fence/wall construction

- To appreciate there has been compromise, with wider gaps between walls, additional planting and that trees would be part of the solution – and to ensure that these measures are adhered to. However, also to be aware of the following – from Cllr Finnegan - >> We request that there is a planning condition attached to the reserved matters approval requiring commitment to consult with KBL residents (within a timescale agreed with the ward member) regarding details of the boundary treatments and advanced planning in this area (to include but not limited to 5m buffer, 1.8m fencing inside any of the existing substantial hedges, security, woodland structural planting and the maintenance thereof). Refer also to Condition 17 of the Planning Committee Report (26th September 2024) which requires “*structural planting along buffer zones to be retained/enhanced*” and Policy 30 and 33 of the HDPF.

3. Green Energy Utilisation

- To appreciate there has been compromise as stated within the ‘Energy Statement’ which ensures gas will not be used on site, and that each plot will have heat supplied by a mix of Air and Heat source pumps – and to ensure that these measures are adhered to, but to also include solar roof installations for at least Plots which may be above necessity of provision as per the ‘Energy Statement’ Carbon footprint calculations but remain an essential element by SPC in consideration of energy sustainability and in any case would likely promote house sales which would outweigh any additional construction costs.

4. Walking & Cycling east exit from site to connect with White Bridge/ Downs Link

- To appreciate a link has been included within the scheme, but to suggest it is moved to the sites Southeastern corner to promote better likelihood of pedestrian and cycle usage and to avoid unsafe passage along unlit country lane

5. Affordable Housing

Note the following as per email and as per the Planning and Affordable housing Doc

- 6.9.4. The mix for the market housing has been slightly amended since the overall mix indicated at Outline. To summarise, the proposals include no 1-bedroom dwellings (previously 16%) but include a higher percentage of 3-bedroom dwellings (43% vs 34%); the proposals include a lower percentage of 2- bedroom dwellings (11% vs 31%), a higher percentage of 4-bedroom dwellings (36% vs 18%) and now includes a small number of 5-bedroom dwellings (11% vs non at outline).

6. Electric Hook up

- To appreciate there has been consideration of an electric hook up on the 'village green area' but to ensure water is also supplied to that position {To facilitate potential future Community Events}

7. LEAP / LAP provision

- To appreciate the scope of this proposed multiple play-site provision as per stated within the *Design Access Statement* document, and to ensure that the look, quality, type and number of these installations and the 'Blue box checklist' is adhered to

8. Road Names

- To appreciate that Vistry have acknowledged there should be further liaison with the Parish Council in order to come up with suitable road names and thereby avoid duplication with existing Steyning Road names, plus ensure an appropriate theme for the site is taken on board.

9. Site walls

- There are a number of boundary walls constructed in brick that are shown in the housing / site plan – It might be possible to suggest the design includes flint infills to give them more of a Steyning / South Downs feel.

10. Rainwater harvesting

- To appreciate there has been much work to include this important measure – and to ensure that these measures, and the system as a whole and as stated is installed - see accompanying document – *Stormwater harvesting system*.

11. Site Trees / Shrubs and Orchards

- Our lead Orchard and Tree specialist volunteer has scrutinised the applicable docs and has stated the following :-

I have no comments on the shrubs, grasses or housing district tree planting (apart from the 6 Bird Cherries in the 'Spring line Village!' - see my comment later about these.)

Structural Tree Planting

- There are multiple English Oaks (Quercus Robur) listed. Could some of these be Sessile Oak (Quercus petraea)? It is also native to the UK, but less common here.

- Rather than non-native Italian Alder (Alnus cordata) why not plant just native Alder (Alder glutinosa). Though It does need damp soil.

- Can room be found for a few Black Poplars? There is a big project running in Sussex, between the Western Rother Rivers Trust and Kew at Wakehurst, who are propagating saplings from just 33 known mature trees in Sussex. We have planted 9 trees from this project at the Abbey Rd Conservation area just across the A283 from Glebe Farm. The wetter areas of this site would be perfect for them.

- 3 x Bird Cherry (Prunus padus) are listed. (Plus those in the housing district)

I have first-hand experience of these. Magnificent blossom for a week, but that is the only plus. They are a fast growing, tall, spreading, and dense tree that constantly drops dead twigs. Everything is dead under the dense shade they create. They are monsters! Residents will want them removed in 20yrs time. I can show you a picture of a 30yr old tree if needed.

- Many Common Hawthorn are listed. Again for variety, how about swapping some of these for Midland Hawthorn (Crataegus laevigata). (Not Paul's Scarlet, which is a cultivated form)

This is a much rarer species that prefers a woodland situation, and flowers a few weeks before Common Hawthorn, so useful for earlier pollinator insects.

Native hedge over easements

The plan states an equal mix of Hawthorn and Blackthorn.

2 hedges. One to NW and one to SE of the site.

That is a good mix for NW hedge where there is space for the Blackthorn, as this spreads out laterally by underground suckers.

But the SE hedge is adjacent to the Orchard (but in one of the submitted plans it extends in a semicircle around the Orchard?) and we have experience on our Downland Orchard of Blackthorn spreading out sideways, yards from where it was planted, and becoming a real nuisance amongst the fruit trees. So I'd recommend a Hawthorn-only hedge in these areas. It has lovely blossom and fruits, and is non-invasive.

While mentioning the orchard, I see the latest plan has altered it slightly. Now c15 trees down from 18, and the area now divided by hard surfaced paths. There is also an oval shaped 'something' close by.

Looks like a track of some sort. Too many documents on the HDC portal to try and find out what it is.

The orchard note says something like 'species and varieties to be agreed with local community group'. So I suppose that's good!

Message from the Clerk - There is bound to be more that I have not covered here, so I will rely upon the group to make sense of this starter list, and to produce within the meager time available on Monday evening an appropriate set of bullet points please