

Landscape Architect's response to Planning Application

From: Tim Dyer - Principal Landscape Architect

On behalf of: West Sussex County Council (Environment & Heritage Team)

Date: 21/03/14

Application ref: WSCC/104/13/SR

Description: Washington Sand Pit, Hampers Lane, Sullington

Determining Authority: WSCC

Summary response: No landscape objection subject to proviso condition

Comments:

Principle of Development

In accordance with Horsham District Councils Local Development Framework (2007), Policy AL 19, once restored the site will potentially be adopted by a public body to be accessed by the public as a park; the importation of fill material gives potential to; stabilise the ground (whilst maintaining interesting topography) and provide funding to implement the restoration and creation of the park. The impact of the scheme in Landscape terms is limited, subject to further restoration proposals.

The change in the profile of the lake does not concern me as the neighbouring site will eventually add significantly to the area of water. It may however create an unbalanced scheme when this site is viewed in isolation.

Restoration Design and Management

- Phasing information is not sufficient. It should be conditioned, as there was not sufficient detail in the application to understand how the importation, processing and fill will be carried out and the implications on the existing ground stabilised and vegetation.
- Infill phasing should establish when the restoration phases can be implemented to, where possible, enable parts of the site to be restored prior to the final restoration phase.
- Objectives of site restoration should focus on heathland restoration/creation and facilitating the establishment of the park as per Land Use Consultants Sandgate County Park Study (2010). Currently the proposals are mainly for acid and meadow grassland.
- Access – Include links to the PROW network, Barns Farm Lane and Hampers Lane. Commit to creating PROW for future links to the Cemex site, on the north and south side of the lake (indicate alignment)

Conclusion

The level of detail within the application is suitable for setting out some landscape principles, however they will need to be amended and further details added. I am happy for this work to be conditioned and approved prior to work commencing on site; subject to the applicants commitments to the changes outlined above (Restoration Design and Management)

PLEASE NOTE MY NEW TELEPHONE NUMBER

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