



MEMO

TO	James Neave	FROM	Jo North/David Vince/Sam Noble
DATE	21 March 2022	CONFIDENTIALITY	Public
SUBJECT	WSCC/052/20 A29 Phase 1 Realignment – Planning Condition 6		

Dear James,

This memo summarises the information provided to support the discharge of Planning Condition 6 – Landscaping Scheme

Condition 6

No development shall be carried out until an updated scheme of landscaping in general accordance with the submitted Proposed Landscape Plan (Ref. A29-CAP-HPN-00-DR-C-0239 Rev P03), Landscape Planting and Seeding Layout Plant Schedules (Ref. A29-CAP-HPN-00-DR-L-0251 Rev P02) and Illustrative Section Plans (Ref. Sheets 1 to 7, A29-WSPLA-CS-001 to 007) has been submitted to and approved by the County Planning Authority.

The updated landscaping scheme shall be enhanced to provide further screening to residents to the east and specify the types, size and species of all trees and shrubs to be planted; soil preparation, measures for biosecurity; details of fencing/enclosure of the planting to ensure its establishment, and phasing/timetable that demonstrate planting will be implemented at the earliest possible opportunity following commencement of the development. Thereafter the approved scheme of landscaping shall be implemented in full in accordance with the approved timetable. Any trees or shrubs which, within a period of ten years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Introduction

The Landscaping Scheme has been updated to discharge condition 6. The following documents are required to discharge this condition.

Attachment	Name	Reference
1	Site plan showing landscaping Sheet 1 of 5	A29-CAP-HPN-00-DR-C-0132 S0-P12
2	Site plan showing landscaping Sheet 2 of 5	A29-CAP-HPN-00-DR-C-0133 S0-P14
3	Site plan showing landscaping Sheet 3 of 5	A29-CAP-HPN-00-DR-C-0134 S0-P12
4	Site plan showing landscaping Sheet 4 of 5	A29-CAP-HPN-00-DR-C-0135 S0-P14
5	Site plan showing landscaping Sheet 5 of 5	A29-CAP-HPN-00-DR-C-0136 S0-P12
6	Landscape Planting and Seeding layout	A29-CAP-EXX-00-DR-L-0199 S4-P05
7	Illustrative cross sections	A29-WSP-LA-CS-001 – Section A-A
8	Illustrative cross sections	A29-WSP-LA-CS-002 – Section B-B
9	Illustrative cross sections	A29-WSP-LA-CS-003 – Section C-C



Attachment	Name	Reference
10	Illustrative cross sections	A29-WSP-LA-CS-004 – Section D-D
11	Illustrative cross sections	A29-WSP-LA-CS-005 – Section E-E

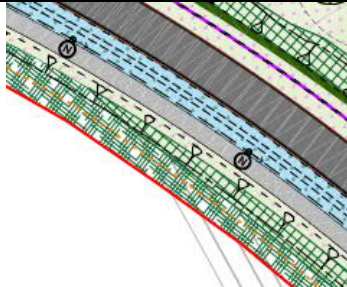
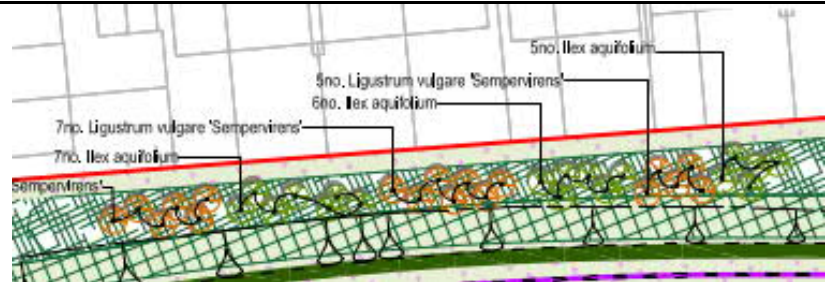
Description of updates

Updates to the landscaping scheme from those submitted with the planning application are described below. Edits to the wildflower meadow grass mix key have been made to identify that topsoil mixing (with subsoil) is being considered in verges and topsoil inversion (topsoil buried in a deeper layer) within the larger areas to reduce nutrient levels which is necessary for wildflowers to thrive.

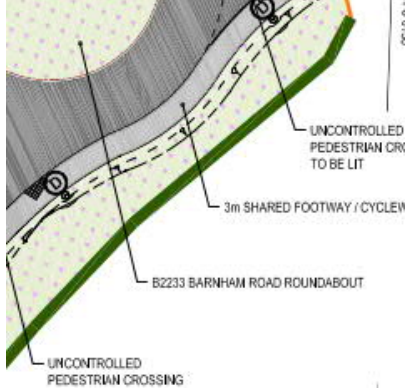

Drawing No.	Change Since Application Stage	Rationale	Image
A29-CAP-HPN-00-DR-C-0132	Boundary fencing extended either side of wildlife crossing (north and south side)	Original requirement was only to provide 200m either side of the crossing. Drawing amended to extend the fencing extents as per WSCC recent request.	
	Small section of woodland edge changed to wildflower to the west of Fontwell roundabout.	To ensure sightlines are maintained.	

Drawing No.	Change Since Application Stage	Rationale	Image
A29-CAP-HPN-00-DR-C-0133	Boundary fencing extended either side of wildlife crossing (north and south side)	Original requirement was only to provide 200m either side of the crossing. Drawing amended to extend the fencing extents as per WSCC recent request.	<p>THE MAX WATER LEVEL</p> <p>3m ACER CAMPESTRE IN THE ROUNDABOUT</p> <p>3m SHARED FOOTWAY / CY</p>
	Additional lengths of hedging now shown to northern boundary.	Original plans show a "proposed post and three rail fence with hedge". Hedge detail added to site plans for added clarity.	<p>POND ACCESS</p> <p>5m VERGE WITH 4m SIVALE</p> <p>CONNECTION TO EXISTING PUBLIC RIGHT OF WAY LEADING NORTH TOWARDS EASTERGATE LANE</p> <p>FOR OC</p>

Drawing No.	Change Since Application Stage	Rationale	Image
A29-CAP-HPN-00-DR-C-0134	Additional lengths of hedging now shown to northern boundary.	Original plans show a “proposed post and three rail fence with hedge”. Hedge detail added to site plans for added clarity.	
	Additional lengths of hedging now shown within landscaping area, particularly around orchard – the southern side of the orchard area and along the western side of the access track to Pond 3. Addition of a section of hedge around 9 trees in the northern section of the orchard area.	In response to comment received from WSCC. Previous advice was not to enclose the areas with hedging, apart from restricted vehicle access. However more recent request to “fence access off”. It was agreed to do so by adding additional hedging.	

Drawing No.	Change Since Application Stage	Rationale	Image
	Boundary fencing extended on southern boundary.	Original WSCC requirement was to not provide any boundary fencing. Drawing amended to extend the fencing extents as per WSCC recent new request – now providing post and rail on the southern side to tie into the existing Halo fencing.	
	Climbing plants species for the acoustic barrier include Ivy (<i>Hedera helix</i>), Old Man’s Beard (<i>Clematis vitalba</i>) and Honeysuckle (<i>Lonicera periclymenum</i>)	Species agreed with with the WSCC County Arboriculturist and Ecologist and	
A29-CAP-HPN-00-DR-C-0135	Extension of woodland edge planting slightly north in the vicinity of Chantry Mead Additional specimen shrubs now provided behind noise barrier.	In response to comments received in the period. Additional planting mitigation for the residents most severely affected by the loss of “vista”.	

Drawing No.	Change Since Application Stage	Rationale	Image
	<p>Hedge alignment has been "tidied up" into an existing boundary fence.</p>	<p>Comment received from WSCC during the period, confirmed to enclose the boundary with post / rail and hedge, as an alternative existing access for the residents at Chantry Mead to maintain the watercourse is already in place further north.</p>	
	<p>Temporary hoarding fence with gate on the southern boundary shown as a security measure, which tie in fences either side.</p>	<p>Agreed with WSCC to provide this additional security measure at the limit of the phase 1 works.</p>	

Drawing No.	Change Since Application Stage	Rationale	Image
	Hedge line on south-western quadrant of the roundabout has been extended.	Agreed with WSCC in the period to extend the hedge to the Phase 1 limit of works so to tie in with the temporary hoarding and gate across the southern arm.	
A29-CAP-HPN-00-DR-C-0136	No changes		
All drawings	Wildflower meadow grass drawing key amended to show soil mixing in verges and soil inversion in larger areas.	WSCC Officers have recommended a low nutrient soil should be provide through either soil mixing (for road verge areas) or through a process of soil inversion in the larger field areas. Works information would be prepared that will include clauses to require submission to, and approval by, WSCC Officers of soil preparation processes for soil mixing and soil inversion prior to sowing.	 <p>WILDFLOWER MEADOW GRASS MIX ENG TOPSOIL 150MM. SOIL MIXING (VERGES) AND INVERSION (LARGER AREAS).</p>

Drawing No.	Change Since Application Stage	Rationale	Image
	Notes added to the drawings	To refer to the Ecological Mitigation Plan for location of ecological enhancement measures.	
A29-CAP-EXX-00-DR-L-0199 S4-P05	Includes Specimen Shrub details.	Refer to 0135	
A29-WSP-LA-CS-001 – Section A-A	Updated to include edits to fencing in this location	Fencing updates detailed above	
A29-WSP-LA-CS-001 – Section B-B	Updated to include edits to fencing in this location	Fencing updates detailed above	
A29-WSP-LA-CS-001 – Section C-C	Updated to include edits to fencing in this location	Fencing updates detailed above	
A29-WSP-LA-CS-001 – Section D-D	Updated to include edits to fencing in this location	Fencing updates detailed above	
A29-WSP-LA-CS-001 – Section E-E	Updated to include edits to fencing in this location	Fencing updates detailed above	

Timing for installation of the landscaping is shown in the table below.

Stage	Programme
Compound Construction (Barnham Road to Fontwell Avenue)	Early April 2023
Site Clearance (including Folly House demolition)	Late 2022 to Early 2023
Installation of Ecological Enhancement Measures (outside of site boundary)	Early April 2023
Installation of Ecological Enhancement Measures (within site boundary)	Late 2024 – Early 2025
Utilities Diversion	Mid July to Late October 2023
Excavation and Earthworks	Late July 2023 to Early 2025
Construction of Road (including drainage)	Mid 2023 to Early 2025
Installation of New Permanent Acoustic Barrier	Early to Mid 2024
Installation of Street Lighting	Late 2024
Landscaping	Late 2024 – Early 2025
Road Opening	Early 2025

