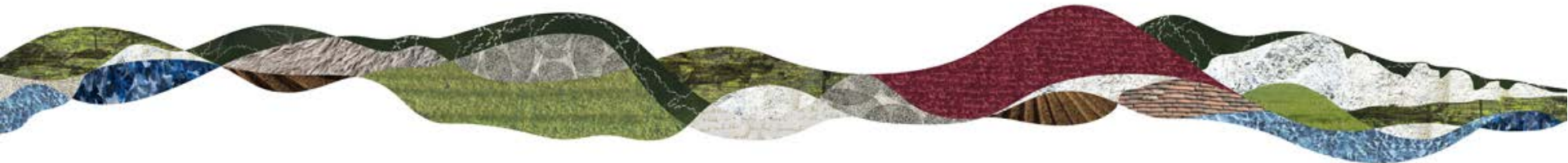


# Planning Committee Meeting

14 September 2017

## Agenda Item 10 SDNP/17/01358/FUL

Proposal for 40 space public car park to be constructed on a small agricultural field including provision for cycle stands and partial removal and replanting of hedgerow at Keymer Road Ditchling.













KEYMER ROAD

Ditchling Court Old Manor House

Ditchling Men

WEST

Existing conifer hedge (outside site boundary)

Existing hedge to be retained and managed

Proposed native shrub thicket

Proposed parking bays (40no. 2.5x5m)

Proposed native hedgerow & tree planting along western boundary

3m buffer between site boundary & parking bay edge

Grass verge

Proposed access

G1

Existing field access to be infilled with native hedgerow planting

2m planted buffer between conifer hedge /site boundary & edge of parking bay

Proposed cycle parking area

Existing native hedgerow to be retained



# Gravel surface schedule

## SOFT LANDSCAPE PALETTE

### Native trees



#### Native Tree Planting:

- *Acer campestre* (Field Maple)
- *Quercus robur* (English Oak)

### Mixed native hedgerow



Native Mixed Hedgerow to include but not be limited to:

- *Carpinus betulus* (Hornbeam)
- *Corylus avellana* (Common Hazel)
- *Crataegus monogyna* (Common Hawthorn)
- *Prunus spinosa* (Blackthorn)
- *Viburnum opulus* (Guelder Rose)

Hedgerow to be planted in a double staggered row.  
Species to be planted in groups of 3, 5 and 7.

### Native mixed shrub planting



Native Thicket Species to include but not be limited to:

- *Cornus sanguinea* (Common Dogwood)
- *Rosa canina* (Dog Rose)
- *Ilex aquifolium* (Common Holly)
- *Prunus spinosa* (Blackthorn)
- *Viburnum opulus* (Guelder Rose)

Native thicket species to be planted at 1m centres.

## HARD LANDSCAPE PALETTE

### Car park surface



Tar spray & chip, natural buff finish

### Edging/delineation



Red brick pavers (locally sourced). T-shape delineation to car parking bays.



Alternative delineation option: half-round timber posts

### Cycle stands



Timber cycle stand (Broxap 'West Cross Cycle Stand')

### Perimeter Fencing



Cleft chestnut post and rail fence (locally sourced)

### Access gate



Timber field gate

### Height barrier



Timber height restriction barrier (2.1m high)







# Site view from existing entrance



# Adjoining residential garden and tennis court





# Looking west towards Keymer





# Looking east towards Ditchling





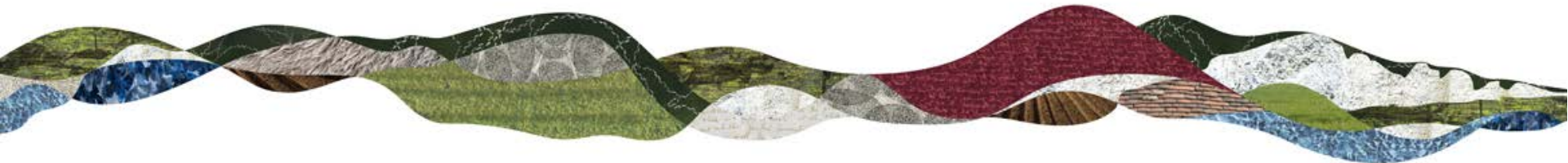
# View from PRow to the north





# Recommendation

1. That planning permission be granted subject to:
  - i) the conditions set out in Section 10 of this report.
  - ii) the completion of a Section 106 agreement to secure highways improvements including a financial contribution for the amendment of an existing Traffic Regulation Order (TRO)
  - Amendments to conditions 3, 6 and 7 in accordance with the updates sheet
  
2. That authority be delegated to the Director of Planning to refuse the application, with appropriate reasons if the S106 is not completed or sufficient progress has not been made within 3 months of the 14 September Planning Committee meeting





# Additional Slides

- Landscaping schedule of materials and details
- Additional site photos

# Grass surface schedule

## SOFT LANDSCAPE PALETTE

### Native trees



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- *Acer campestre* (Field Maple)
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Native thicket species to be planted at 1m centres.

## HARD LANDSCAPE PALETTE

### Car park surface



Proprietary reinforced grass matrix system (or equivalent - bodpave85 surface with grass finish)

### Edging/delineation



Red brick pavers (locally sourced). T-shape delineation to car parking bays.



Alternative delineation option: half-round timber posts

### Cycle stands



Timber cycle stand (Broxap 'West Cross Cycle Stand')

### Perimeter Fencing



Cleft chestnut post and rail fence (locally sourced)

### Access gate



Timber field gate

### Height barrier



Timber height restriction barrier























# Ditchling Museum and Church



## Public Right of Way

