



LANDSCAPE & DRAINAGE MITIGATION NOTE

**TEMPORARY (THREE YEARS) DWELLING FOR EQUINE
WORKERS**

AT

**NEWELL STUD
LIMEKILN FARM
BROADWATER LANE
COPSALE
RH13 6QW**

LANDSCAPE

Limekiln Farm is typical of the upper Weald landscape, an area of irregular fields divided by mainly elderly trees and bushes. Surrounding the Farm and dividing its two north and south fields are heavily wooded and visually almost impenetrable tree lines.

The proposed temporary house is situated on sloping land and only its roof may be visible from the above-mentioned PROW. It is significantly smaller, and further away from the PROW, than the approved stable and barn. (DC/23/1325)

Because of the sloping land on the specific area of the proposed house and so as to preserve the existing rough grazing grass field surface as much as possible, the building will be constructed on a “raft” supported on groundscrews. At the conclusion of the permitted time for retention of the house, the groundscrews can be removed to leave the site in its current condition.



ANCIENT WOODLAND (AW)

The lower (southern) field of Limekiln Farm is enclosed on its northern and western side by woodland (but not AW). This woodland will be unaffected by construction and associated works for the proposed temporary house, which stands some 45 metres away from the tree line.

There are no trees of any description within a 15-metre radius of the proposed new house, so no tree roots will be affected by the works.

It should be noted that the original Arboricultural Survey carried out under HDC DC/23/1325 includes the following advice:

The DEFRA website indicates the site is not designated with ancient and semi natural woodland (ASNW) however the offsite woodland adjacent to the stream to the south east of the site is identified as ASNW.

Birds and bats are protected by law and any works to trees recommended within this schedule should be undertaken with due consideration to current legislation and recommended timing for works.

The assessment for the presence of bats should be undertaken by a qualified assessor.

A person professionally competent in Arboriculture should undertake all future tree inspections recommended within this schedule.

All tree surgery work should be undertaken in accordance with BS3998:2010 Tree work - Recommendations and current best practice.

Note: This information is for consideration only.

GENERAL LANDSCAPE CHARACTER

The rural character of Limekiln Farm and the measures being taken to preserve and enhance its character are fully described in the LANDSCAPE AND VISUAL APPRAISAL document dated 7th July 2023 and submitted as part of the now-approved HDC reference DC/23/1325.

The same measures will be used in connection with the proposed temporary house.

UNDERGROUND SERVICES



The proposed temporary house will have the following services, all of which will be connected from/to the relevant services by underground cables or pipes.

- Domestic power supply
- Water supply – potable water from treated borehole water
- Rainwater drainage
- Foul waste

They will be installed in trenches and then re-covered and re-seeded to match the existing rough grazing field grass.

ACCESS TO SERVICES

Inspection chambers, rodding points etc will either be set into the car park areas already approved or located discreetly immediately adjacent to the proposed temporary house.

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