HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Newfoundout Bungalow Reeds Lane Southwater West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 9 and 11 to approved application DC/20/0278
REFERENCE:	DISC/24/0274
RECOMMENDATION:	Advice / Minor Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Condition 9

Ancient Woodland (AW) is classified as an irreplaceable habitat and is highly significant to both the character and the ecological function of the area.

The importance of AW centres on protecting the undisturbed soils that form the irreplaceable habit, including within the buffer zone. It is, therefore, essential that such area within the site is not impacted by development. Indirect effects of development including increasing amounts of dust, light, noise, air pollution and disturbance to soils may contribute to deterioration and loss of AW.

Given its significance as a key landscape feature, it must be retained, and where possible, reinforced. With this in mind, and acknowledging that the exclusion zone has been established by the approved layout as being 9m instead of the recommended 15m, we request that the driveway is amended to avoid this area.

No external lighting details provided. Given the rural character of the location and proximity to irreplaceable AW which can be lost or deteriorated due to increasing levels of light pollution, light spill must be absent, or where essential, considered sensitively so as not to cause potential adverse effects. Therefore, confirmation of absence of external lighting is requested.

We do not wish to comment on condition 11.

MAIN COMMENTS: N/A

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	19/11/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	21/11/2024