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
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	Advice / Minor Modification Advice / No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

We are satisfied with amendments to the driveway which now avoid encroachment of the exclusion zone.

We note that insufficient external lighting details have been provided as plans show locations and details of lighting fixtures, but not lighting specifications. We advise that the two easternmost lights are removed or relocated, given their proximity to irreplaceable AW (as per our first set of comments).

Based on guidance from SDNP Dark Skies Technical Advice Note Version 2 and The Bat Conservation Trust guidance note 08/23, we recommend the following lighting specifications to mitigate adverse landscape effects in regard to external lighting in a countryside location:

i. 3000Kelvin or warmer
ii. 500 Lumens or below
iii. Where appropriate, use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.

Notwithstanding the above advice, this information is not required to be submitted given the minor scale of the scheme, therefore we are satisfied the information provided is sufficient to discharge the requirements of condition 9.

1st set of comments

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 20/12/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	21/11/2024 20/12/2024