HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Ghyll House Farm, Limekiln Farm Broadwater Lane Copsale West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 8,10 11 to approved application DC/23/1325
REFERENCE:	DISC/24/0255
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue 3rd set of comments in green
RECOMMENDATION:	No objection / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments

We strongly recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed waterbodies and proximity to AW, and the protection of their ecological features.

Please amend Table 21.3 of the Maintenance Schedule accordingly to remove mention of herbicides and reflect alternative methods such as hand weeding alone by careful digging or steel brushing.

2nd set of comments

We note email dating 02/11/2024 and attached details providing the following revisions:

1. Condition 3
    a. The surfacing south of the buildings will be crushed road planings, as indicated in landscape plans.
2. Condition 8
    a. Surfacing of the sand school has been revised to indicate silica sand and sheared wool, therefore no synthetic materials or pollutants will be present.

We are satisfied that our comments have been addressed and that the information is sufficient to discharge the requirements of conditions 3 & 8.

1st set of comments

Further information is required to be submitted in order to discharge condition 8. Concern is raised over the surfacing proposed for the sand school which may contribute to the

deterioration of the abutting Ancient Woodland (AW). We recommend seeking advice from an Ecologist with more knowledge of the impacts of synthetic fibres, microplastics and pollutants in ancient woodland habitats.

Condition 3 should be discharged to the satisfaction of the relevant specialist, however details under this condition are read in tandem with landscape proposals and must be coordinated in order to deliver the landscape and drainage strategies.

We do not wish to comment on conditions 10 & 11.

MAIN COMMENTS:

Conditions 3 & 8

1. Discrepancy is noted between surfacing proposals. The drainage plans suggest block paving for areas south of the buildings, however landscape plans state crushed road planings. Both materials are permeable and acceptable, however clarification and coordination between plans is requested. Closed, with thanks.

2. Further information is requested for the 100% synthetic carpet strip proposed for the sand school. Given that surface water will be discharged to the stream, it is advisable that synthetic fibres, microplastics and pollutants are not present within proposed materials in order to prevent potential adverse effects to the abutting Ancient Woodland (AW) and waterways, both of which are key landscape features that contribute to the landscape character.
   There is limited literature on modern synthetic fibres and microplastics, given their relative infancy and unstudied cumulative effects, therefore advice from an ecologist should be sought. See here for information from the Woodland Trust regarding deterioration to AW via chemical effects, which may lead to changes in species composition and potential tree loss.
   Subject to further advice from the Ecologist, traditional surfacing comprising 100% sand may be a suitable alternative, and our recommendation/preference is to protect the integrity of the AW and the character of the area. Closed, with thanks.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	28/10/2024 05/11/2024 21/01/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	31/10/2014 05/11/2024 22/01/2025