

Landscape Design Statement

For

Proposed change of use of land at Barn Farm, Dappers Lane, Angmering

Prepared By



TDA Ref: TDA/2315/RhC/07.17

July 2017

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INTRODUCTION:

The following document is to be read in conjunction with Tirlun Design Associates drawing no. TDA.2315.03 titled 'Proposed Site Layout and Detailed Landscape Scheme' which is included in Appendix 1 of this document.

Any discrepancies found between the drawing and this document should be notified to the landscape architect or his representative for clarification.

DEVELOPMENT IMPACTS & LANDSCAPE ENHANCEMENT:

TDA have been instructed by Mr. G. Lister to produce a site layout and associated landscape scheme for the proposed change of use of land at Barn Farm, Dappers Lane, Angmering from storage & distribution to a car sales yard.

Whilst the scheme includes the retention of an office, a storage container, a small WC building and the continued use of the land for car sales it is important to note that:

- The existing building to the south east corner of the site is already permitted
- The site currently has planning permission (Application ref: A/113/16/PL) for use as a storage and distribution yard incorporating: 3 no. storage containers, an area for the external storage of building materials and the parking of 6 no. cars.

As a consequence, whilst the use of the yard for car sales will increase the number of vehicles on the land, the proposed change of use will result in fewer large structures (containers) on site.

As the cars are largely screened by existing 2.0m high fences and 1.5 m high earth bunds, the reduction in large structures (containers), which are approximately 2.6 metres in height, will reduce the impact the use of the land has upon the visual amenity and landscape character of the area.

In addition to the above and even though the sites visual envelope is restricted, landscape proposals have been carefully developed to ensure that the proposed change of use of the land to a car sales area provides and opportunity to improve the sites current relationship with its rural setting.

The proposals have been developed following a briefing meeting with the client and a subsequent site survey and assessment (undertaken to ascertain the position,

visibility and landscape context of the site) and are intended to form part of a new planning application.

Landscape Enhancement Measures

Landscape proposals for the new scheme have been carefully considered to improve the sites current relationship with its setting and improve its bio-diversity value.

Landscape proposals include:

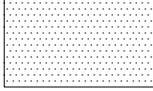
- The introduction of 10 no. new native trees to provide landscape structure, screening and improve the site's bio-diversity.
- The utilisation of post and rail fences, sensitive to the rural setting of the site and in-keeping in character with those already present, to help define the development area.
- The introduction of 95 square metres of new native understorey planting to further define the proposed development area, provide screening and improve the site's bio-diversity.

Appendix 1

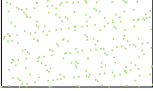


KEY:

HARD LANDSCAPE KEY:

-  EXISTING CONCRETE SURFACES TO BE RETAINED
-  EXISTING GRAVEL YARD TO BE RETAINED

SOFT LANDSCAPE KEY:

-  EXISTING TREES TO BE RETAINED
-  EXISTING HEDGEROWS TO BE RETAINED
-  EXISTING NON-NATIVE HEDGEROWS TO BE REMOVED
-  EXISTING GRASS AREAS RETAINED
(Existing grass areas to be kept short by regular mowing)
-  PROPOSED TREE PLANTING
(Refer to plant schedule for species/densities)
-  PROPOSED NATIVE UNDERSTOREY PLANTING
(Refer to plant schedule for species/densities)

PLANT SCHEDULE

TREE PLANTING

ABBREV	SPECIES & (% in mix)	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
Ac	Acer campestre (Fthd) (50%)	As Plan	200-250 (h)	ROOTBALLED	--	--
Qr	Quercus robur (Std) (50%)	As Plan	12-14 (g)	ROOTBALLED	--	--

NATIVE UNDERSTOREY PLANTING

ABBREV	SPECIES	DENSITY	HEIGHT (cm)	ROOT COND.	POT SIZE	TOTAL
As Key	Acer campestre (10%)	2 sq/m	60-80 (h)	BARE ROOT	--	--
	Corylus avellana (10%)		60-80 (h)	BARE ROOT	--	--
	Crataegus monogyna (30%)		60-80 (h)	BARE ROOT	--	--
	Ilex aquifolium (20%)		60-80 (h)	BARE ROOT	--	--
	Prunus spinosa (30%)		--	--	CON-P9	--

REV	NOTES	BY	DATE
TDA CANNA STUDIO LLANGAN VALE OF GLAMORGAN CF35 5DR TEL: 01446 771250  Environment • Landscape • Design CLIENT MR G. LISTER DRAWING NUMBER TDA.2315.03 SCALE 1:100@ A1 DRAWN RhC DATE JULY 2017 PROJECT CHANGE OF USE OF LAND AT BARN FARM, DAPPERS LANE, ANGMERING, BN16 4EN DRAWING TITLE PROPOSED SITE LAYOUT & DETAILED LANDSCAPE SCHEME			