

DRAFT CONDITION(S) CLEARED NOTICE

Douglas Briggs Partnership
Flint Barns
Ham Farm
Bosham
West Sussex
PO18 8EH

Your Ref: BE/43/13/DOC

Please ask for:

Simon Davis

29 July 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application for approval of details reserved by conditions 3 (landscape enhancements) and 5 (buffer zone) following a grant of planning permission BE/81/10.

Land South of Groves Farm Bersted,,

Notification regarding the above application:

Condition Number 5

Prior to the commencement of development a scheme for the provision and management of a buffer zone alongside the watercourses shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The scheme shall include plans showing the extent and layout of the buffer zone and details of any footpaths, fencing or lighting.

The buffer zone needs to be a minimum of 3 metres wide measured from bank top for the whole extent of the site. Bank top is defined as the point at which the bank meets normal land levels. This zone should be without structures, hard standing, footpaths, fences or overhanging development such as balconies and should not include domestic gardens or formal landscaping. The buffer zone needs to be designed and managed to develop this natural character and left as a natural area for wildlife.

Reason: Development that encroaches on watercourse has a potentially severe impact on their ecological value. This is contrary to government policy in PPS1 and PPS9. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

Decision:

Arun District Council have decided to

docdecidft

29-7-13

REFUSE the details reserved by this condition for the following reasons:

Development that encroaches on watercourses has a potentially severe impact on their ecological value and this is contrary to government policy in the National Planning Policy Framework. The submitted plans do not clearly identify the minimum 3 metres required from all water courses as stated in this condition, nor do the plans detail access arrangements for these areas. A plan which clearly identifies this information must be submitted to satisfy the condition.

Please do not hesitate to contact the above officer if you require any further assistance.

docdecidft

Simon Davis

From: Joe Russell-Wells
Sent: 26 July 2013 13:43
To: Simon Davis
Subject: RE: BE/43/13/DOC - BE/81/10

Simon,

For clarity sake I confirm that the comment below relates to Condition 3 the landscape enhancements – the recommendation is for not releasing this condition.

Condition 5 relating to the buffer zone – the plans do not clearly identify the minimum 3 metres required from all water courses as stated in this condition , nor does it detail access arrangements for these areas. A plan which clearly identifies this information must be submitted to satisfy the condition. In the meantime I do not recommend release of Condition 5.

Regards, Joe

Joe Russell-Wells | Environmental Services and Emergency Planning Manager, Greenspace and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, PO21 1LD
Internal: 37914 | External: +44 (0) 1903 737914 | E-mail: joe.russell-wells@arun.gov.uk
Visit Arun's web site at <http://www.arun.gov.uk/main.cfmd>.  Save the environment - think before you print.

From:
Simon
Davis
Sent: 26

July 2013 11:09
To: Joe Russell-Wells
Subject: RE: BE/43/13/DOC - BE/81/10

Hi Joe,

So you have my email address.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737914

From: Daniel Vick
Sent: 25 July 2013 16:29
To: Simon Davis
Subject: FW: BE/43/13/DOC - BE/81/10

From: Joe Russell-Wells
Sent: 25 July 2013 16:19
To: Daniel Vick
Subject: RE: BE/43/13/DOC - BE/81/10

Dan,

Apologies for delay.

The submitted information does not accord with the mitigation strategy – the copse planting has been omitted from the final landscape scheme. In addition some mature trees on the most southern proposed copse appear to have been removed under the landscape proposal with polytunnels shown in their place. These were recommended as TPO under the BREQ scheme. The copse areas must be reinstated. On this basis I am reluctant to recommend release of the landscape condition.

Regards, Joe

Joe Russell-Wells | Environmental Services and Emergency Planning Manager, Greenspace and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, PO21 1LD
Internal: 37914 | External: +44 (0) 1903 737914 | E-mail: joe.russell-wells@arun.gov.uk

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From: Daniel Vick
Sent: 23 July 2013 10:40
To: Joe Russell-Wells
Subject: BE/43/13/DOC - BE/81/10

Jo,

We consulted P and G on the discharge of these conditions a few months ago. Are you in a position to respond?

Dan

Daniel Vick | Team Leader DC West, Planning Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37771 | External: +44 (0) 1903 737771 | E-mail: daniel.vick@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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DRAFT CONDITION(S) CLEARED NOTICE

Douglas Briggs Partnership
Flint Barns
Ham Farm
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PO18 8EH

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Please ask for:
Simon Davis

26 July 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application for approval of details reserved by conditions 3 (landscape enhancements) and 5 (buffer zone) following a grant of planning permission BE/81/10.

Land South of Groves Farm Bersted.

Notification regarding the above application:

Condition Number 3

The development hereby permitted shall not be carried on until details of landscape enhancements as proposed in the Landscape and Visual Impact Assessment are submitted to and approved by the Local Planning Authority and have been planted in accordance with the approved plans. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of 5 years following planting they shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to

REFUSE the details reserved by this condition for the following reasons:

The submitted information does not accord with the mitigation strategy - the copse planting has been omitted from the final landscape scheme. In addition some mature trees on the most southern proposed copse appear to have been removed under the landscape proposal with polytunnels shown in their place. These were recommended as Tree Preservation Orders under the BREQ scheme. The copse areas must be reinstated. On this basis we are reluctant to recommend release of the landscape condition.

Please do not hesitate to contact the above officer if you require any further assistance.

26.7.13

docdecidft

Simon Davis

From:  Simon Davis
Sent: 25 July 2013 17:57
To: 
Subject: BE/43/13/DOC (BE/81/10) - Land South of Groves Farm, Bersted

Dear Sir/Madam,

I write as regards your request to discharge conditions 3 and 5 of BE/81/10. I have recently received the following comments from our Landscape Officers:

"The submitted information does not accord with the mitigation strategy – the copse planting has been omitted from the final landscape scheme. In addition some mature trees on the most southern proposed copse appear to have been removed under the landscape proposal with polytunnels shown in their place. These were recommended as TPO under the BREQ scheme. The copse areas must be reinstated. On this basis I am reluctant to recommend release of the landscape condition."

Please could you therefore rectify this by amending your landscaping plan to reflect the advice given. I will then re-consult with my colleagues in Parks and Greenspaces.

I look forward to hearing from you.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
Visit Arun's web site at www.arun.gov.uk
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Simon Davis

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Sent: 25 July 2013 16:29
To: Simon Davis
Subject: FW: BE/43/13/DOC - BE/81/10

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To: Daniel Vick
Subject: RE: BE/43/13/DOC - BE/81/10

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Regards, Joe

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From: Daniel Vick
Sent: 23 July 2013 10:40
To: Joe Russell-Wells
Subject: BE/43/13/DOC - BE/81/10

Jo,

We consulted P and G on the discharge of these conditions a few months ago. Are you in a position to respond?

Dan

Daniel Vick | Team Leader DC West, Planning Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37771 | External: +44 (0) 1903 737771 | E-mail: daniel.vick@arun.gov.uk

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Daniel Vick

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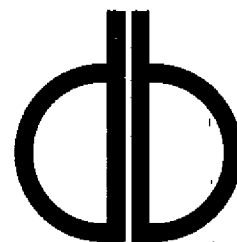
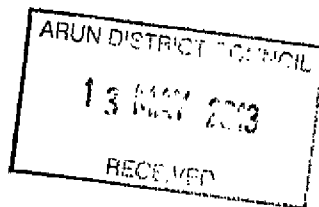


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Ref: 0810 JACKS DYKE

10th May 2013

Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



**DOUGLAS BRIGGS
PARTNERSHIP**

INTEGRATED
ARCHITECTURE
AND
TOWN PLANNING

Dear Sirs

Conditions Discharge
Planning Approval BE/81/10
Seasonal Polytunnels for Soft Fruit Production at
Groves Farm, Oving, Chichester, PO20 2DX

Please find enclosed a duplicate copy of the information submitted in relation to the conditions attached to the above consent.

Condition 3: Landscape Enhancements

The attached planting schedule refers to tree and hedge planting, where indicated on drawing Landscape and Visual Impact Assessment Figure DHA 3

Condition 5: Buffer Zone

The attached planting schedule refers the wildflower seed mix agreed for the 3m buffer zone management, where indicated on drawing 0810.11

The applicants request confirmation that these conditions have been discharged and enclose a conditions application to that effect.

Yours sincerely

Paul Hughes

Copy to: Client
Enc 0810.11B
DHA 3
Planting Schedule

Flint Barns
Ham Farm
Bosham
West Sussex
PO18 8EH



Email: ideas@douglasbriggspartnership.co.uk Web: www.douglasbriggspartnership.co.uk

D P Briggs (Partner) B.Arch (Hons) RIBA B.TP MRTPI IHBC LMA Shaw (Partner) MA (Hons) MRTPI
P Linsell (Senior Associate) CIOB MBEng MaPS A W Hall (Senior Associate) BA (Hons) MA RIBA MRTPI
P A Hughes (Associate) BA (Hons) DipArch RIBA

DBP is a Limited Liability Partnership, registered number OC302485

Registered office: Flint Barns, Ham Farm, Bosham, Chichester, West Sussex PO18 8EH



RTPI

mediation of space - making of place

