

Response to Decision Notice

Planning Conditions

In support of :

Planning Application BN 11/14

Conversion of existing agricultural buildings to form 7 stables, a farm office/tack room and foaling box(s).

Tars Farm, Church Lane, Barnham,
West Sussex, PO22 0DB

Date	Version	Reason for Change
14 April 2015	Version 0.1	Initial draft submission sent to ADC
02 December 2015	Version 0.2	Clarification as to the site of the existing 4 inch drains
02 February 2016	Version 0.3	Addition of photographic diagrams
10 February 2016	Version 1.0	Uplift of document to include french drain information
27 th January 2017	Version 1.1	Final Version

Tars Farm Response to conditions dated 27th January 2017

1. Introduction

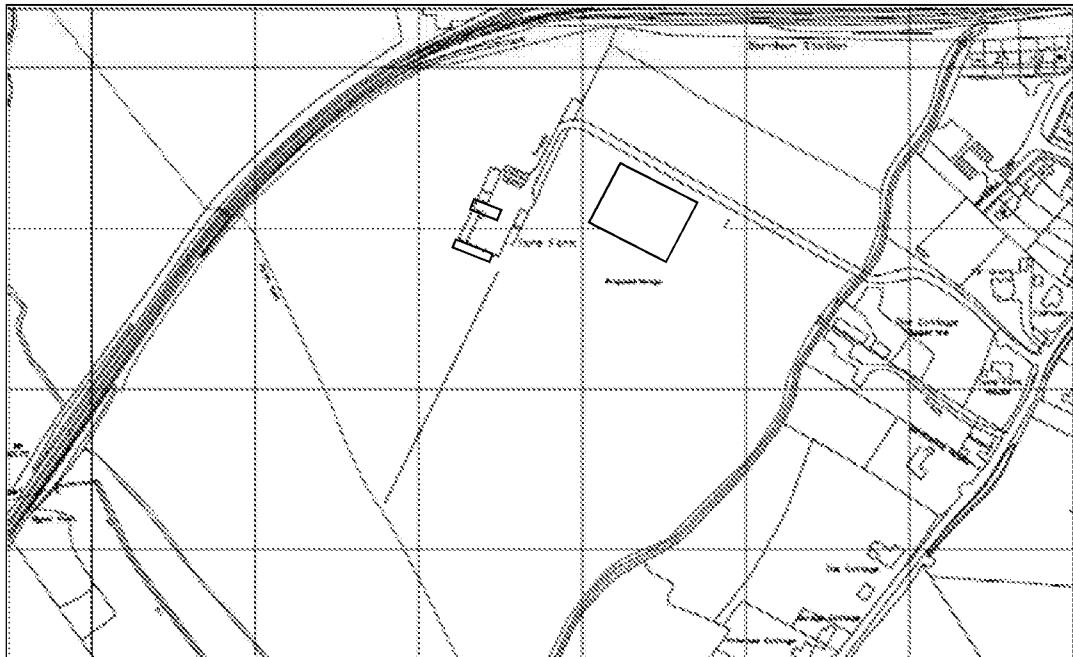
This document seeks to address the planning conditions 4,5,6,7,8 (as laid out in the Planning Report - Arun District Council Decision Notice BN /11/14) after which subject to approval development can commence.

2. Site Context

The application site is located within an area of agricultural land, positioned North West of Tars Farm of Tars Farmhouse and Church Lane Barnham.

The proposed site of the development location is shown below in Fig 1.

Fig 1



3. History of the existing site agricultural buildings

Tars Farm is situated in the South Western part of the village of Barnham, 8 miles east of Chichester West Sussex. The farm was originally a working dairy farm owned by the local parish church and formed part of the original Church Farm Estate.

In 1947 the farm was sold by the church to a local farmer who continued to operate the farm as a dairy farm utilising the barns situated within 33.49 acres of land.

In 1954 the farm was broken into smaller lots of land and sold to three separate owners.

In 2000 the Tars Farmhouse together with 1.8 acres was purchased by Mr & Mrs Voller who currently reside in the property.

In addition to the older barns, in 2011 a new stable block complex comprising of 5 stables wash area and tack room was constructed for personal use.

In 2011 the 33.49 acres was marketed via Henry Adams for sale. Due to access constraints (Mr and Mrs Voller own the access) and the locality of the barns this marketing was unsuccessful.

Tars Farm Response to conditions dated 27th January 2017

In July 2012 a pre-application (PAA/61/12) was submitted for the conversion of the barns (with rebuilding of Sussex barn) to form an equestrian business, tourist accommodation and associated residential accommodation was submitted to ADC for comment.

In August 2013 the 33.49 acres of land adjoining Tars farmhouse together with a farm buildings was purchased by Mr and Mrs Voller (the owners of Tars Farmhouse

On the 26th Feb 2014 an application BN11/14 was submitted for the conversion of existing agricultural buildings to form 7 stables a farm office / tack room and foaling box(s).

4. Application Details

Application Reference – BN 11/14

Description - Conversion of existing agricultural buildings to form 7 No stables, a farm office / tack room and foaling box(s).

Decision – Approved conditionally - Date – 04 June 2014

5. Planning Condition 4 & 5

“Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan”.

Tars Farm Response to conditions dated 27th January 2017

Method Statement to address Conditions 4&5

Surface water generated by the proposed conversion of the existing agricultural buildings to form 7 stables, a farm office/tack room and foaling box will be dissipated using the existing network of ditches and a new land drains as shown in figure 3.

The existing land drains/ditches currently serve as surface water drainage outlets for the current buildings within the development area and as general land drains to the agricultural land.

Recent ground works to improve the surface water run-off from the development area and agricultural land include:-

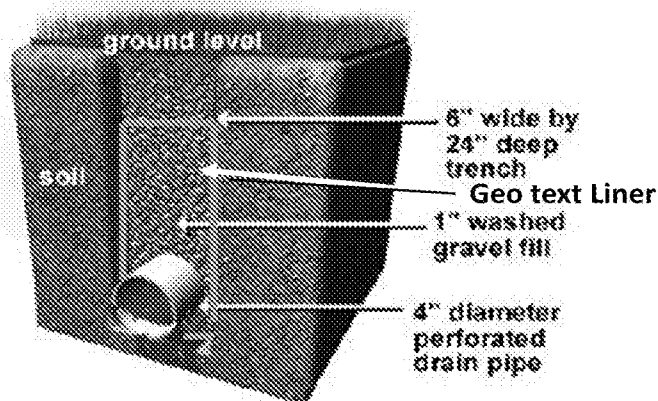
1. The laying of a 4 inch french drain from the existing barns/development site to the Barnham Rife, running adjacent to the new ménage constructed in 2014.
2. The laying of a 4 inch french drain the bottom of the existing drainage ditch from the agricultural barns/ development to the Barnham Rife to improve surface water run-off and improve general land drainage and drainage from the existing buildings/development area in anticipation of the planning decision.

It is proposed that to enhance further the surface water drainage from the existing barns/development area, a new 4 inch french drain be laid from the existing buildings to the Barnham Rife.

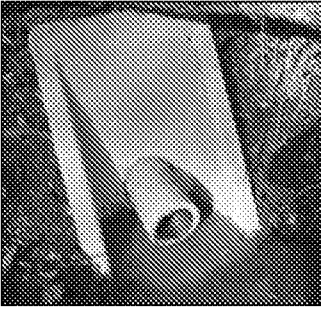
New Drain construction

All newly installed drainage will be constructed in a French drain arrangement consisting of 4inch perforated pipe in clean graded aggregate.

Trench will be 24inch deep and minimum 6 inches wide. A head wall will be installed to the end of the pipe where it joins the Barnham rife.

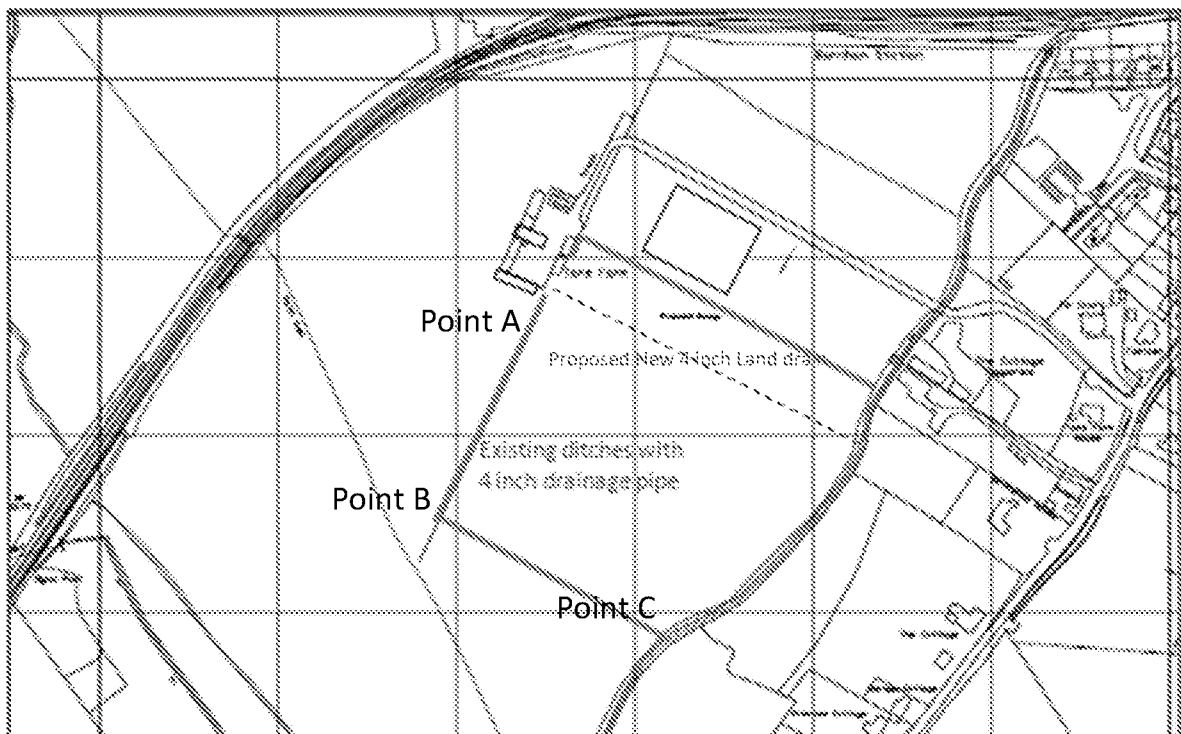


It is proposed that all drainage will be connected to ensure resilience to the surface water drainage solution.

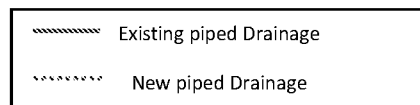


To minimise bank erosion a glass fibre reinforced concrete head wall (as shown above) will be used where the french drain meets the Barnham Rife.

Fig 4 – Diagram of proposed drainage scheme to serve buildings.



Tars Farm Response to conditions dated 27th January 2017



Figs3a – shows the existing ditch containing a 4 inch drainage pipe from point B to Point A

Tars Farm Response to conditions dated 27th January 2017



Figs3c & d – show the existing ditch containing a 4 inch drainage pipe from point A to Point B



Figs3a & b – show the existing ditch containing a 4 inch drainage pipe from point B to Point C

6. **Condition 5**

The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the predevelopment run off values. Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan

Method Statement to address Condition 5

Impact on the Barnham Rife from the development

Because of the natural topography of the land, currently all surface water from the agricultural land (33 acres) at Tars Farm drains either naturally or via a network of land drains and ditches into the Barnham Rife.

The proposed redevelopment site is situated on the highest point of the land therefore all existing surface water naturally runs away from the buildings into the Barnham Rife.

As the re-development will, in the main occupy the previous building footprint the anticipated volumetric increase of water entering the Barnham Rife will be negligible.

Infiltration Drainage

No infiltration drainage will be present as all surface water will be drained via existing ditches and land drains.

Foul Drainage

There is no requirement for foul drainage as part of this development

7. Condition 6

The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from 3 4 5 6 BN/11/14/ report undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion.

Method Statement to address Condition 6

This application does not change any existing access arrangements that are in place.

8. Condition 7 - Ecological Management & Enhancement Scheme –

“Before any development takes place, an ecological management & enhancement scheme for the area shown on the Figure 3 Habitat Plan which forms part of the submitted Phase 1 Habitat Survey shall be submitted to and approved by the Local Planning Authority.

The scheme shall be in accordance with the recommendations section (4.0) of the submitted "Phase 1 Habitat Survey", the recommendations section (5.0) of the submitted "Bat Daylight & Evening Emergence Survey" and the Conclusion & Recommendations section of the submitted Barn Owl Survey.

All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Reason: To conserve the wildlife interest of the natural habitat in accordance with policy GEN29 of the Arun District Local Plan”

12.1 Recommendations Section 4 of the Phase 1 Habitat Survey

4.1.1 Reptiles and Amphibians

Protection measures will be required to ensure that no reptiles are harmed as a result of the proposed development activity.

It is recommended that existing features including the piles of the building waste, soil and other organic matter are cleared by hand, as much as possible to reduce the potential harm or injury to reptiles. Clearance work should be undertaken during the active season (March – September) under the guidance of an ecological watching brief and any reptiles (or amphibians) found should be captured and moved from the development area to a safe alternative location within the wider site.

Tars Farm Response to conditions dated 27th January 2017

It is not considered likely that great crested newts would be found during this work however, should this species be encountered, all work should stop and advice should be sought from a suitably qualified ecologist.

Method Statement to address Condition 7

The volumes of building waste and soils on this site are assessed as low, however in order to meet with recommendation 4.1.1, all piles of existing building waste soil etc will be cleared by hand.

Subject to planning approvals being complete by end of February 2017, this work will commence at the end of February 2017 so as to minimise any impact the commencement of the bird nesting season.

4.1.2 Birds

Building clearance, including the removal of tree/shrubs within the yard and buildings plus any obstructive works (likely to limit bird access to a nesting site) should be undertaken outside of the bird-nesting season (which is February – August inclusive) to avoid causing an offence under the Wildlife and Countryside Act 1981.

Where these works are scheduled during the breeding season a nesting bird survey will be required.

No clearance work that will impact affect nesting birds may commence until all birds have fledged and left the nest.

Method Statement to address Condition 7

Subject to planning approvals being granted by the end of February 2017, work will commence to clear the site and commence building. This will ensure that birds nesting from March will not be disturbed.

Should conditions of planning not be satisfied by March then a full nesting survey will be conducted prior to the commencement of work.

4.1.3 Bats

A bat daylight and emergence survey will be required to ascertain the likely impact of the proposed development on bats. Should bats be identified be using the site a License from national England may be required before any site clearance or development work may proceed. Protection, mitigation and enhancement measures may be required where bats are identified to use the site.

Method Statement to address Condition 7

Although no bat activity has been seen for a number of years, all staff working on the site will be briefed to maintain records of any bat sighting(s) and report this to the property owner so that appropriate action can be taken.

4.1.4 Badgers

Whilst there were no signs of recent activity at the time of our visit, badgers are likely to be present within the local area and may move on. It is recommended that a further check of the site is made closer to the time of site clearance and development works to check for signs of recent badger activity.

Method Statement to address Condition 7

Due to horses and sheep already being present on the land, a regular rabbit and badger checking regime is already established.

4.1.5 Other

If any new evidence or protected species is discovered during the site clearance and construction work, Natural England should be informed immediately and appropriate advice on how to deal with the situation should be sought from a qualified ecologist.

Method Statement to address Condition 7

All construction staff will be briefed on this requirement prior to work commencing and will be re-briefed as work continues.

9. Condition 8

"No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.' Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 and GEN29 of the Arun District Local Plan".

Method Statement to address Condition 8

In accordance with the recommendations contained within Annex D of the Landscaping and Visual impact document and the advice as contained with para 2.5 it is proposed that a line of hedgerow will be instated to form a field boundary. Whilst it is appreciated that the recommendation states to reinstate hedgerows along the track and field boundaries, because of the potential of serious injury to riders, new born foals and horses it is proposed that in the spirit of improving the visual impact and natural habitat a native hedgerow be planted alongside part of

Tars Farm Response to conditions dated 27th January 2017

the public footpath to the South of the Barns to provide a boundary line between the young foal paddock areas and the public footpath (as shown in diagram below), thus affording both natural habitat and landscape improvements whilst also acting as a deterrent to ‘inquisitive’ walkers seeking to approach young foals.

Subject to approval prior to completion of planting season , this hedge row will be planted in accordance with condition 8 and Annex D

