

Landscape Statement

In support of :

Planning Application EG/64/12

For a change of use for 33 acres of land adjacent to Tars Farmhouse from Agriculture to Agriculture and Equestrian. The construction of a 50m x 30m outdoor training arena (Ménage) for the schooling of horses and ponies.

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

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1. INTRODUCTION

This statement seeks to address Condition 4, Condition 5 and Condition 6 as contained within Arun District Council Decision Notice EG/64/12, thus permitting the commencement of the development of the horse ménage.

2. PLANNING CONDITIONS

Condition 4 - The development hereby permitted shall not be carried on until trees and shrubs of species to be approved by the Local Planning Authority in writing have been planted along either the boundary of the ménage and/or to reinstate the former field boundaries as suggested in point 4.3 of the Phase 1 Habitat Survey. 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.

Condition 6 - The development must be carried out in accordance with the submitted Phase 1 Habitat Survey dated March 2013 Recommendations paragraphs 4.2 Mitigation and/or compensation and paragraph 4.3 Enhancement.

Reason: In accordance with Arun District Local Plan policy GEN29 and the National Planning Policy Framework.

3. Application Details

Application Reference – EG/12/64

Description - For a change of use for 33 acres of land adjacent to Tars Farmhouse from Agriculture to Agriculture and Equestrian. The construction of a 50m x 30m outdoor training arena (Menage) for the schooling of horses and ponies.

Decision Date – 16/4/13

4. 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 ménage location is shown below in Fig 1.

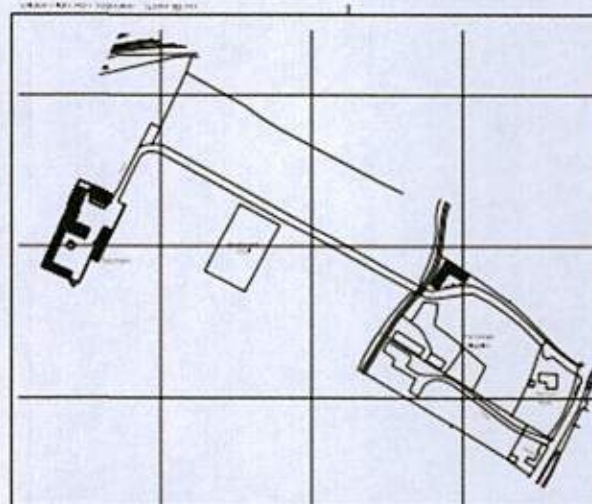


Fig 1

5. Measures to address Condition 4 & 6

Condition 4

This states that - The development hereby permitted shall not be carried out until trees and shrubs of species to be approved by the Local Planning Authority in writing have been planted along either the boundary of the ménage and/or to reinstate the former field boundaries as suggested in point 4.3 of the Phase 1 Habitat Survey. 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.

Proposal

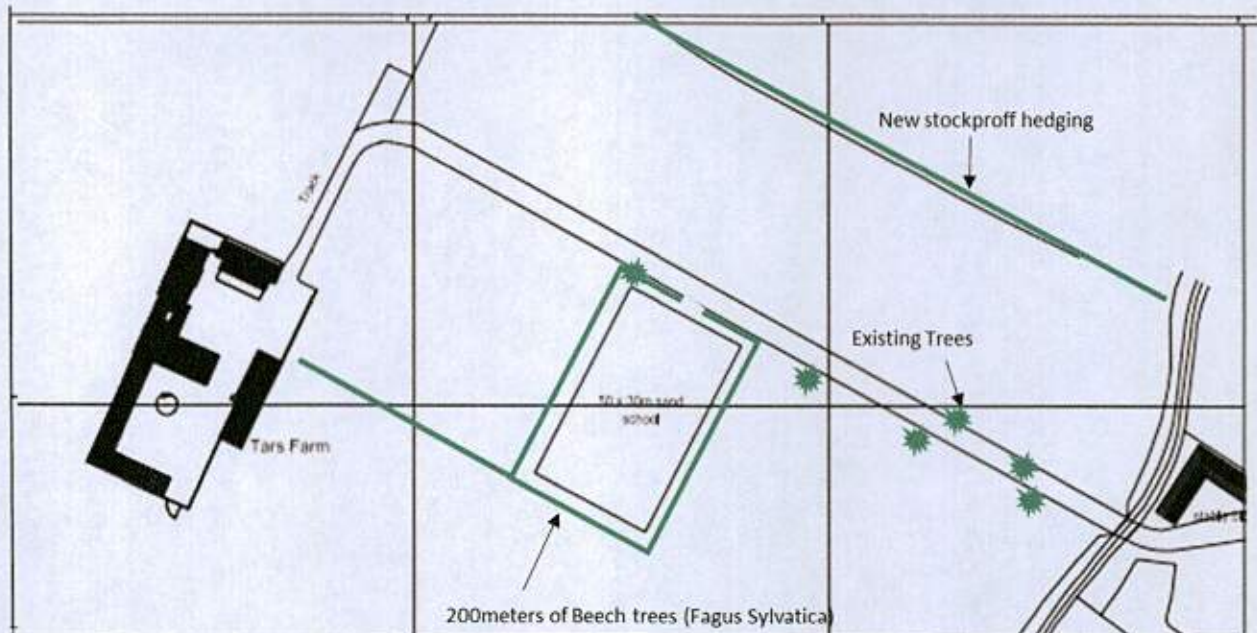
In line with the request condition it is proposed that approximately 200 meters of **Green Beech, *Fagus sylvatica*** will be planted along the boundary of the ménage (a minimum 1 metre away from the ménage edge). This will serve to both minimise the visual impact of development and improve the natural wildlife habitat.



It is also proposed to plant an additional length of hedging from the end of the ménage to the barns to further promote wildlife and provide winter shelter for livestock.

In addition to this and to mitigate condition 6 of the ADC decision statement , a new row of mixed native hedging will be planted along the boundary line to the west. This will act as a new habitat for birds and wildlife as well as acting as a shelter for farm livestock.





Green Beech, *Fagus sylvatica*- This type of hedging is recommended by the Royal Society for the Protection of Birds (RSPB) as being a native hedge that provides both shelter and a natural habitat for birds. This is the most popular hedge plants and when clipped beech hedges hold onto their autumn leaves through the winter. Beech is suitable for any well drained soil. Green Beech can be grown as a hedge of any height: it will reach 35 metres. Mature beech hedges can become very wide, which looks impressive and improves their ability to slow down the wind and muffle sound from a busy road.

Mixed Native Hedging – This type of hedging is recommended by the Royal Society for the Protection of Birds (RSPB) as being a native hedge that provides both shelter and a natural habitat for birds. Used commonly throughout the country as stock fencing it provides hardy growth and is ideal for boundary hedgerows.

6. Condition Mitigation

Condition 6 - The development must be carried out in accordance with the submitted Phase 1 Habitat Survey dated March 2013 Recommendations paragraphs 4.2 Mitigation and/or compensation and paragraph 4.3 Enhancement.

Reason: In accordance with Arun District Local Plan policy GEN29 and the National Planning Policy Framework.

Key points from the Habitat Survey dated March 2013 –

1. The proposed change of use and development of a ménage is likely to have few impacts to the existing ecological value of the site.

Proposal – whilst this statement is correct in the interests of balancing development against the impact to wildlife additional hedging is being incorporated into the landscape design.

2. Depending on the number of horses kept onsite there is likely to be some loss of tussocky grassland within the site. This habitat may be used by foraging barn owls, reptiles and amphibians. It is recommended that some areas of the site are periodically set aside to allow the grass to mature and create a thatch which may be used by invertebrates and mammals and in turn by their predators.

Proposal – fields are regularly rotated and rested, In the winter months >10 acres are rested in readiness for hay making in the summer. The period following this the land is occupied by a small number of grazing sheep.

3. It is not presently proposed to develop the agricultural barns within the site, however should any future works on the barns be undertaken, mitigation and compensation would be required for the loss of the barn owl resting place and subject to the findings of the bat survey, potentially also bat roosting habitat. In the case of barn owls, mitigation and compensation is likely to comprise an externally accessible barn owl nesting box located inside the brick and flint barn to the east of the yard. Features should also be included for nesting barn swallows inside a freely accessible barn.

Proposal - a planning application is in progress (EG 50/14) for the development of the barns has been submitted in which barn owl boxes are included.

Enhancement

1. Some ecological enhancement should be included within the development site to secure biodiversity improvement beyond the existing (pre-development) site.

Enhancements should include –

- a. Stock fencing should be used to protect all existing and newly planted hedgerows.

Proposal – All existing and new hedgerows are/will be protected by stock fencing. A wooden 3 bar fence will be erected as part of the ménage build to maintain separation between the ménage and the hedgerow.

- b. Reinstatement of hedgerows. This site is considered likely to significantly benefit from the reinstatement of hedgerows along the boundaries and

crossing the site. Single species hedgerows should be avoided in favour of mixed species, native hedgerow. Suitable hedgerow species may include hawthorn, black thorn, field maple, hazel, elder, dogwood and ash (already present within the site). Plus elm, beech, dog rose, wild cherry, guelder rose, wayfaring tree, spindle, crab apple, sweet chestnut sycamore, holly, willow and more.

Proposal – Hedgerows are currently in place in the eastern end of the land and will be planted to the western boundary prior to works commencing.

Hedgerows and trees have not been included within this statement to the north of the development on a safety basis as this would restrict the visibility of the public footpath to train drivers.

Hedgerows and trees have not been considered to the south of the development as this would restrict the Environment Agencies access to the Barnham Rife and would cross Mains sewage drainage.

- c. As barn owls are known to use the site, a barn owl nesting box may be created and installed within one of the barns ideally the brick and flint barn to the east of the yard which is thought to be regularly visited by the at least one barn owl.

Proposal – Owl boxes have been included within the planning Application EG50/14

7. Timescales

Planting of the hedgerows will commence within 14 days of receipt of planning approvals or from the 1st November 2014 (commencement of planting season).

8. Conclusion

In recognising the conclusions of the Habitat Survey para 5 dated 2013, this Landscape Plan whilst supporting its notion that “*the proposed change of use and development of a ménage is not considered likely to have a detrimental impact on the local wildlife and no harm is likely to be caused to the wildlife*” as a result of the proposed development will deliver > 300metres of hedgerow.

This new hedgerow will enhance the local habitat and improve visually any impact for the development.