

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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Date	Version	Reason for Change
14 th Sept 2014	Version 1.0	Initial submission
13 th Oct 2014	Version 2.0	Revised to address Comments from ADC Greenspace team
21 st Oct 2014	Version 3.0	Revised following discussions with the ADC Greenspace team
28 th Oct 2014	Version 0.4	Revised following discussions with the ADC Greenspace team

1. Introduction

This statement seeks to address Condition 4 and Condition 6 as contained within Arun District Council Decision Notice EG/64/12, thus completing the landscaping for the horse ménage. It also seeks to address the points raised by the Arun District Council Greenspace teams dated 7th October 2014.

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 (Ménage) for the schooling of horses and ponies.

Decision – Approved conditionally - 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.

Historically, as a result of aggressive farming practices much of the hedging and trees on the agricultural land at Tars Farm have been removed to make way for crops and livestock. This has led to a reduction in natural wildlife habitat and shelter and farm livestock.

As part of this planning application the new owners of Tars Farm intend to reverse this aggressive farming practise and introduce over 350meters of hedging to both landscape the horse ménage and improve the wildlife habitat and natural shelter for future livestock.

5. Proposals 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 1 – Introduce hedgerow to screen the ménage

To mitigate the planning conditions set in planning application EG 64/12 it is proposed that 80 meters of **Green Beech, *Fagus sylvatica*** be planted in parallel with 2 sides of the boundary of the ménage (Annex A row A & B) a minimum of 1 metre away from the ménage fence line and a maximum of 6 meters from the ménage fence line.



This will serve to both minimise the visual impact of the ménage and improve the natural wildlife habitat. This hedging will be protected by livestock fencing until fully established.

Hedge Identifier (Annex A)	Type of hedge	Height at planting	Density	Planting distance
Row A (40m) (160 plants)	Bare root Green Beech	40 - 60cm	Single row	25cm apart (4 /meter)
Row B (40m) (160 plants)	Bare root Green Beech	40 - 60cm	Single row	25cm apart (4 /meter)
Row C (80m) (320 plants)	Bare root Green Beech	40 - 60cm	Single row	25cm apart (4 /meter)

In addition to Rows A & B this it is proposed that an additional length of Green Beech hedging (Row C) be planted to co-join the lateral end boundaries of the beech hedging surrounding the ménage and run to the agricultural barns (80 metres in length)

This will visually enhance this area of field, screen the ménage, promote wildlife and provide additional winter shelter for 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 throughout the winter. Beech is suitable for any well drained soil. Green Beech can be grown as a hedge to

any height up to approximately 5 metres. It is proposed that this will be maintained at approximately 6-8 feet. 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.

Proposal 2 – Introduction of native hedgerow to provide further habitat enhancements

To further support wildlife enhancements and to further mitigate condition 6 of the ADC decision statement, a new staggered double row of mixed native hedging will be planted along the western boundary line. When fully grown, this will provide a new habitat for birds and wildlife, as well as acting as shelter for farm livestock. It is proposed to maintain this hedge to a height of approximately 4- 5 feet.



Hedge Identifier	Type of hedge	Height at planting	Type of Row	Planting distance
Row D (935 plants)	Native hedging	40 - 60cm	Staggered Double Row	50cm centres

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.

So as to maintain the look of the native hedging the following species of hedging will be used:-

- Hawthorn (40%)
- Blackthorn (12%)
- Hazel (12%)
- Holly (12%)
- Field Maple (12%)
- Dog Rose (12%).

These will be planted in small species blocks and in staggered rows

6. Proposals to address the points contained within Condition 6

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.

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 haying the land is occupied by a small number of sheep who graze the land until February when the land is prepared for the forthcoming hay crop

2. 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 has been submitted (EG 50/14) for the development of the barns, in which 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 where possible be protected by stock fencing.

- 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 along the eastern land boundary and will be planted to the western boundary Row C)

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 from ADC acceptance that the Landscape plan meets with the approval or from the 1st November 2014 (commencement of planting season). These dates remain weather dependant as plants will be bare root plants.

All works will be completed by the 18th November ADC planning decision point.

8. Conclusion

In recognising the conclusions of the Habitat Survey para 5 dated 2013, this Landscape Plan whilst accepting the statement *“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”* it seeks to address all of the points contained in the report and by delivering > 300metres of natural hedgerow.

This new hedgerow will enhance the local habitat and improve visually any impact generated from the ménage.

Tars Farm Landscape Document dated 28th October 2014

ANNEX A – Diagram of proposed planting of hedgerows

