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[redacted]

18 March 2024

Dear Sir/ Madam,

Application to Discharge Condition 11 (Details of Hard and Soft Landscaping) in respect of Planning Permission DC/23/1653 for the Removal of Condition 14 of previously approved application DC/18/1063 (Creation of slurry lagoon incorporating the importation of material) Relating to retention of access track for agricultural use, on Land at Brighthams Farm, Bines Road, Partridge Green, West Sussex

I write on behalf of my client, R.G. Nash and Sons, and further to the grant of a Section 73 planning application in relation to works create a slurry lagoon at Brighthams Farm, Bines Road, Partridge Green (Local Planning Authority (LPA) reference DC/23/1653).

This approved the removal of condition 14 attached to planning permission DC/18/1063, to enable the permanent retention of a construction access track and its use for agricultural purposes in relation to the agricultural operations on the unit.

Condition 11 of the most recent planning permission requires the submission to, and approval of the LPA, of hard and soft landscaping details in relation to the access track.

Background

Planning permission for the construction of the slurry lagoon was granted in a decision notice dated 29th March 2019. The works included the formation of a temporary construction access to facilitate the importation of material required to construction the lagoon.

Following this approval details pursuant to Condition 3 (Method Statement for the material importation) were approved on 12 September 2019 (LPA reference DISC/19/0124), and details pursuant to Condition 4 (Construction Environment Management Plan) were approved on 12th August 2019 (LPA reference DISC/19/0154).

Works on construction of the approved slurry lagoon began on site in late September 2019. This commenced with the construction of a temporary construction access, running from the main access drive to the farm holding, to a point close to the site of the new slurry lagoon.

This route was utilised by HGV trucks importing the material required to construct the lagoon.

Condition 14 of the planning permission stated that within 6 months of the completion of the slurry lagoon, the construction access and associated works should be removed and the land restored.

Following the creation of the access route, it was used by both construction traffic and, increasingly, by agricultural traffic associated with the farming operations at Brighthams Farm.

The access had a number of benefits over the original access for use by agricultural vehicles. This included better width and alignment, siting away from other land uses (including houses, businesses and camping site), and its route was not also a Public Right of Way.

In light of these benefits a Section 73 application was submitted for removal of Condition 14 requiring the removal of the track following completion of the lagoon construction works.

Planning permission for removal of this condition was granted in a Decision Notice dated 05 December 2023. This was the subject of a number of conditions, including Condition 11 which requires details of hard and soft landscaping to be submitted to, and be approved in writing by, the Local Planning Authority.

This submission comprises an application for approval of details reserved by this condition.

In addition to this cover letter, the application submission documents comprise:

- Application form;
- Proposed Site Plan, Drawing no.: 260-27-020 Rev. A (dated March 2024); and
- Existing Section Drawing and Photos, Drawing no.: 260-27-030 (dated August 2023).

Condition 11 - Details of Hard and Soft Landscaping

Condition 11 of DC/23/1653 states that:

> *"Within 3 months of the date of this permission, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*
>
> - *Details of all proposed trees and planting, including schedules specifying species planting size, densities and plant numbers and tree pit details;*
> - *Details of all hard surfacing materials and finishes; and*
> - *Details of all fencing*
>
> *The approved landscaping scheme shall be fully implemented in accordance with approved details within the first planting season following the first use of the slurry lagoon. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes 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: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interested of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)."*

Details of Hard and Soft Landscaping

The access track measures some 4-5m wide, and some 325m in length. At its western end it connects to the main access track to the holding, at a point some 75 back from Bines Road. It runs east through two agricultural field parcels to connect to an area of hardstanding, slurry lagoon, silage clamp and main cattle housing at the main farm centre.

The track was formed by scraping top soil from the route of track which was then deposited at either side. The track was then formed from crushed hardcore material, laid to be generally raised 300-500mm above the prevailing level of the two fields that it crosses.

Details of this are contained in drawing 260-27-030 ('Existing Section Drawing and Photos') that was submitted in support of application DC/23/1653.

In order to assist in the assimilation of the track within the landscape the application proposed the planting of a new hedgeline along the southern edge of the track.

This hedging would extend to some 182m along the southern side of the track. It would include two 6m breaks in the hiding to enable agricultural machinery to enter into both adjacent field parcels. There would also be a 3m break in the hedging along the alignment of the Public Right of Way which crosses the track (north-south) immediately to the west of an existing hedgeline. This is to be provide sufficient visibility for users of the Public Right of Way to cross safely.

The location and extent of the hedge line and the position of the breaks are detailed on Drawing No. 260-27-020 Revision A.

The hedging would be planted as bare root and would comprise a mixture of Blackthorn (50%), Birdcherry (20%), Hawthorn (10%), Fieldmaple (10%) and Hazel (10%).

This reflects an indigenous mix of species that is common to the hedgelines in the wider farm holding and provides opportunity for biodiversity interest.

The hedging would be planted at some 40-60cm in height, in a double row that would be set some 40cm apart with staggered centres. The hedging would be planted at a density of 5 plants per metre. The total number of plants required would be approximately 910.

This planting is proposed to be implemented in the next planting season following approval of this application.

Any planting which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased will be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority has given written consent to any proposed variation.

No fencing is proposed in conjunction with the the retention of the track or planting of the hedgerow.

Overall it is submitted that the proposed hard and soft landscaping scheme would be sympathetic to the landscape character, and would accord with Policy 33 of the Horsham District Planning Framework (2015).

Summary

This application seeks Discharge of Condition 11 attached to the grant of planning permission for DC/23/1653 on land at Brighthams Farm, in respect of the retention of an access track for agricultural use.

Condition 11 requires the submission and approval of details of all hard and soft landscaping. The landscaping scheme comprises retention of the existing surfacing of the access track, and the planting of a new hedgeline along its southern edge.

It is submitted the proposed landscaping details are suitable, and would be in keeping with the character and appearance of Brighthams Farm and the wider countryside location.

It is therefore submitted Condition 11 should be discharged.

I look forward to receipt of confirmation of registration of the application and positive determination as soon as possible. Should you require any further information, please do not hesitate to let me know.

Yours sincerely

[redacted]

Dale Mayhew BA (Hons) BTP MRTPI
Director

Enc: Application Form
Proposed Site Plan (drawing no.: 260-27-020 Rev. A)
Existing Section Drawing and Photos (drawing no.: 260-270-30)