



Supporting information.
Policy LPRSA295 summary table

Proof of Evidence of Marc Tomes BA (Hons) DipLA CMLI
Relating to Landscape and Visual issues
On behalf of B.Yond Homes (formally Rydon Homes)

In respect of:
Land East of Albion Road and North of Copper Lane, Marden
Pins Ref:
APP/U2235/W/24/3346817

24th October 2024

Policy LPRSA295

Conditions that relate to Landscape and Visual matters - Summary table.

The requirements of Policy LPRSA295 / relevant policy	In relation to landscape and visual effects matters, the Appeal scheme can fulfil these requirements because:
<i>Design and Layout</i>	
<p><i>2. The two adjacent land parcels shall be designed and delivered through a joint masterplan with a single point of access to Albion Road and a joint strategy for open space provision.</i></p>	<p>The Appeal scheme provides an illustrative layout across the Site allocation. This illustrative layout (masterplan) shows a single point of access to Albion Road.</p> <p>The Appeal scheme illustrates a strategy for open space provision across the whole Site allocation.</p> <p>NOTE- I assume that the reference to <i>two adjacent land parcels</i> in this condition is referring to Land North of Copper Lane and Land East of Albion Road.</p>
<p><i>3. Lower densities should be located adjacent to sensitive boundaries.</i></p>	<p>Final densities will rely on the detailed design of the proposals during reserve matters.</p> <p>As illustrated in the DAS and the illustrative layout, the intent is to reduce the density and scale of built form towards the sensitive boundaries. Particularly to the south.</p>
<p><i>4. The south part of the site around the existing ponds shall be kept free of development with new landscaping to soften and break views from the south.</i></p>	<p>There are no proposed dwellings within the south part of the site around the existing ponds.</p> <p>The existing ponds are retained and space has been given around these for new landscaping. The illustrative layout shows a new area of open space to the north of the existing ponds with space for new trees and landscaping to soften and breaks views from the south. It also shows existing vegetation and two areas of commercial orchard retained.</p> <p>There is a proposed attenuation basin located within the south part of the Site in a space between the existing ponds and boundary vegetation. As shown in the DAS, the intent here is to create a naturalised multifunctional wetland, with opportunities for new vegetation and a boardwalk so to create an accessible and attractive 'soft' edge to the development. New trees are shown to the north of this between the proposed basin and the proposed dwellings that face onto the space. There is also space for further landscaping.</p> <p>The illustrative layout shows a potential pumping station towards the southwest corner of the Appeal Site, just north of an existing pond. There are no detail of what this is.</p> <p>However, it is assumed that the footprint of this will not be substantial and could be screened from view. Whilst it is acknowledged that this brings a built structure within this predominately verdant part of the proposal, it is likely to have very little visibility unless up close to it.</p>

	<p>The illustrative layout shows potential screening around it. With careful detailed design the pumping station may not be visible at all. Final specification, location and screening will need to be resolved at detailed design during reserve matters.</p> <p>An additional built element within the south part of the site shown on the illustrative layout is the proposed pedestrian / cycle / emergency access footpaths aligned with the existing field gate from Copper Lane.</p> <p>It is acknowledge that this will bring change to the area and views from this point along Copper Lane. However, the proposals include opportunities for new hedgerow planting, trees and bulking / growth of the existing hedge to help soften and break views from the south.</p>
<p><i>5. Development should be integrated into the slope on the site to minimise landscape impact.</i></p>	<p>Although a matter for detail, the illustrative layout and its supporting cross sections in the DAS show how the proposals have sought to be integrated into the slope on the site to minimise landscape impact.</p> <p>There are no indication of large 'cuts' into the topography or the need for large retaining structures.</p>
<p><i>6. Design of the site will need to ensure neighbouring residential amenity is protected.</i></p>	<p>In terms of minimising potential visual effects for those neighbouring residential properties the Appeal Scheme and its illustrative layout proposes a number measures including:</p> <p>Existing trees/hedges along site boundaries are to be retained and enhanced apart from where required for vehicular or pedestrian access.</p> <p>Additional buffer planting is shown to be provided along the eastern and western boundaries.</p> <p>The northern buffer with Russet Grove is approx. 4.4m wide.</p> <p>The illustrative layout also shows new dwellings to be between 11.5m and 17.8m set back from the existing boundary, with rear gardens of the proposed dwellings backing onto the buffer.</p> <p>The eastern buffer is approx. 13.5m wide and provides extra space for new landscaping and bulking out existing boundary vegetation.</p> <p>The proposed dwelling that faces onto Albion Road is set back 13.5m from the road, similar to neighbouring Russet Grove.</p> <p>Residents of Thorn Road are circa 150m from the proposed dwellings with an existing field, mature vegetation and new vegetation in-between.</p> <p>The Howlands, within the same land ownership as the Appeal Site is effected on three of its sides and its access point. However the proposed illustrative layout includes space for new planting and setbacks.</p>

Landscape and Ecology	
<p><i>9. Structural landscaping will be required throughout the site to soften and break up the impact of built development.</i></p>	<p>There is opportunity for structural landscaping throughout the site to soften and break up the impact of built development.</p> <p>The proposed 'greenway' and the areas identified as open space throughout the development provide opportunities for structural landscape.</p> <p>There is also the intent to utilise the old field patterns and the SUDs features to provide landscape structure to the Appeal scheme. The detail of which will need to be designed as part of the overall site proposals.</p> <p>The OLEMP indicates the commitment to manage and maintain the existing and proposed vegetation.</p> <p>The detail of the proposed landscape will be required at detailed design. The LVIA suggests opportunities to align the design process with aspirations and guidance to enhance the local landscape character and embed the development within its context, such as new standalone Oak trees and bulking out existing hedgerows.</p> <p>The new open space to the north of the existing ponds in the southern part of the Site provides space for structural landscape features such as standalone Oak trees.</p> <p>The two areas of existing orchards and the retention and enhancement of the boundary vegetation help retain some of the key landscape characteristics of the Site and wider LCA. These also help break up the impact of built development.</p>
<p><i>10. Structural landscaping will be required along the south edge to soften and break up the impact of built development in views from the south.</i></p>	<p>As noted above, there is opportunity for structural landscaping along the south edge to break up the impact of built development in views from the south.</p> <p>As indicated in the DAS and the OLEMP there are opportunities for new groups of trees or new standalone Oaks to be set within the parkland.</p> <p>The majority of the existing hedgerows are retained and enhanced. Where removal is required, these are replaced.</p> <p>There is also potential for Oak standards to be planted within hedgerows</p> <p>Two areas of the existing commercial orchard are shown to be retained and integrated into the scheme.</p> <p>There is a commitment to bulk out and grow the existing and new hedgerows along the boundary with Copper Lane providing further screening.</p>
<p><i>11. Existing tree/hedge site boundaries shall be retained and enhanced apart from where required for vehicular or pedestrian access.</i></p>	<p>Existing tree/hedge site boundaries are to be retained apart from where required for vehicular or pedestrian access.</p> <p>Where removal is needed because of vehicular or pedestrian access, the Appeal scheme includes mitigation.</p>

	<p>The existing tree/hedge boundaries can enhanced as outlined in the OLEMP and can be confirmed in the final landscape proposals and final LEMP during the detailed design phase at reserve matters.</p>
<p><i>12. The site's design should have regard to the setting of the High Weald National Landscape.</i></p>	<p>At the time of preparing the Appeal Scheme, the High Weald AONB Management Plan was considered and given regard to the outline design for the Site.</p> <p>The Statement of Significance (AONBMP Page 23), identified the five defining components of character that have made the High Weald a recognisably district and homogenous area for at least the last 700 years; Geology, landform, water systems and climate; Settlements; Routeways; Woodland; Field and Heath.</p> <p>These five defining components and the objectives identified within the management plan had been reviewed and considered in relation to the Site and its potential development.</p> <p>In particular objectives</p> <p><i>G1 – To restore the natural function of rivers, water courses and water bodies</i></p> <p><i>S2 – To protect the historic pattern and character of the settlement</i></p> <p><i>S3 – To enhance architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, layout and design</i></p> <p><i>R1 – To maintain the historic pattern and features of routeways</i></p> <p><i>R2- To enhance the ecological function of routeways</i></p> <p><i>W2 – To enhance the ecological functioning of woodland at a landscape scale</i></p> <p><i>FH2 – To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands</i></p> <p>The detailed design can give further regard to the setting of the High Weald National Landscape by applying the HWAONB Management Plan principles and guidance.</p> <p>It is worth noting that The High Weald National Landscape is located approximately 4km from the application Site.</p>
<p><i>13. Development will be subject to a site-wide strategy to incorporate an appropriate level of biodiversity net gain in accordance with national and local policy.</i></p>	<p>The development has the potential to have a substantial biodiversity net gain. Above national and local policy. The Appeal Scheme demonstrates the potential for this to be on-site.</p> <p>The OLEMP outlines the commitment to ongoing establishment and management of ecological gain.</p> <p>Following detailed design and at reserve matters stage this can be developed into a more detailed LEMP and informed by a CEMP.</p>

Open Space	
<p><i>17. Provision of new open space on site in accordance with policies LPRSP13 and LPRINF1. Provision shall include not less than 1.25 hectares of open space, with typologies in accordance with policy LPRSP13 and LPRINF1. The strategy shall ensure that areas designed to support biodiversity net gain shall not be publicly accessible.</i></p>	<p>The proposals meet this requirement.</p> <p>2.67ha of new open space is proposed.</p> <p>The BNG Strategy enables areas that support biodiversity net gain not to be publicly accessible if this is desired.</p>
<p><i>18. Not less than 0.3 hectares useable green open space shall be provided, incorporating children's play to meet the needs of the development.</i></p>	<p>The proposals meet this requirement.</p> <p>The proposals include:</p> <p>0.29ha of Amenity Green Space 0.15ha of Provision for young people and 0.25ha of Allotments and community gardens</p> <p>The total proposed is 0.69ha of useable green open space. This figure excludes semi-natural area of open space which could, subject to detail, also contain usable paths, seating, natural play and interpretation.</p>
<p><i>19. The function and quality of any open space shall not be prejudiced by a dual requirement to provide surface water drainage mitigation.</i></p>	<p>Open vegetated swales and vegetation attenuation basins have been integrated into the illustrated layout so not prejudice dual requirement of the open spaces.</p> <p>I also do not see any reason why these cannot be developed / detailed as part of reserve matters so to follow the four Pillars of SuDS (amenity, ecology, water quantity, water quality).</p>