

AL/100/07/AG**AGRICULTURAL REPORT**

DESCRIPTION/ ADDRESS	- Prior notification for construction of clay lined reservoir for the storage of abstracted water for subsequent spray irrigation purposes Land at rear of Park Farm, Aldingbourne
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This is a Prior Notification Under Part 6 A2 (1) for the Local Planning Authority for consideration regarding the siting, design and external appearance. The proposal is for a 4-hectare reservoir. The Local Planning Authority has 28 days to provide comments or it is deemed there are no objections.
SITE AREA	146 hectares Proposed Reservoir 2.67 hectares
TOPOGRAPHY	Undulating land which rises to an embankment at the rear of the site onto the railway.
TREES	Several mature field trees along the rear and side boundary.
BOUNDARY TREATMENT	Rural hedgerow and mature trees.
SITE CHARACTERISTICS	Park Farm – The Bungalow – the site is to the rear running through to the railway line. Part of the land directly behind the bungalow has been ploughed. The land is gently undulating and rises sharply onto the railway embankment. To the opposite side of the site is a house. Several power lines on the site.
CHARACTER OF LOCALITY	Rural farmland with some sporadic housing along Park Lane. The site is close to Aldingbourne Rife.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
N/A	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No works should take place within 5 metres of the top of the bank of the adjacent watercourse and a naturally vegetated buffer strip should be retained. More information required regarding slope details or disposal of spoil.

AL/100/07/AG**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
District Engineers	The proposal appears to be below ground, however, drawing "Gillbard Reservoir plan 2 dwg" does not confirm this. It is noted in the enclosed letter from the Environment Agency that it is likely to grant an abstraction licence for next Spring, presumably for Winter 2008.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : N/A Arun District Local Plan : N/A
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PLANNING POLICY GUIDANCE

PPG - N/A

POLICY COMMENTARY

N/A

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

N/A

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

The above policies outline the criteria against which the application will be assessed. The only aspects that can be considered with regard to this prior approval application are the siting, design and external appearance. This application falls to be determined under Class A, Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.
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AL/100/07/AG**CONCLUSIONS**

The Prior Notification is for a lined reservoir for the storage of water for subsequent spray irrigation. The supporting statement says that the Environment Agency have agreed in principle, however, no supporting documentation has been submitted.

The reservoir is to be clay lined from the deposits below the construction area. A Geotech lining will not be used. The reservoir would be 2.67 hectares, filled with 45,460 cubic metres of water. No material will be removed from the site.

The land is Grade 2 agricultural land and is used for growing vegetables.

The proposal does not supply any details of landscaping or earth movement details such as ground levelling, and bank details. There is no Flood Risk Assessment which would be required in the flood zone or details of a buffer strip.

There is insufficient information to determine the effect of the proposal. Therefore it is recommended that an objection is raised.

ALDINGBOURNE

AL/100/07/AG

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lined reservoir for the storage of
abstracted water for subsequent spray
irrigation purposes

Land at rear of Park Farm
Aldingbourne

RECOMMENDATION

Objection
