

GROVE DESIGN UK

8 Willowhale Avenue

Aldwick

PO21 4AY

[REDACTED]

[REDACTED]

[REDACTED]

26 July 2018

DESIGN AND METHOD STATEMENT

REF : LDO010 Land at Norton – Local DDO Arun District Horticulture

Further reference to the Town and Country Planning Act, Part 3 and the Town and Country Planning Development Management Procedure (England) Order 2015, Part 8.

This application is within the planning framework set out in Policy HOR DM1 of the emerging Local Plan, expanding on Policy DEV3 of the current adopted Local Plan (2003). It includes for the provision of replacement polytunnel, pack house, offices, water storage etc but also to ensure that it complies with a range of siting, design and operational criteria with minimal affect to the landscape / neighbouring urban environment, highway safety, light or noise nuisance to adjacent residential properties etc.

Permitted Development also follows various parameters and uses as included in LDO (Tables 1 – 6) within the overall area criteria, in this case the demolition of existing Glass houses / pack house etc and rebuild new Poly tunnels, Pack house, Offices etc. Additional works to be included is the facility for water storage units both above and below ground, operational surfaces and access routes and parking areas.

Table 1 - General Development parameters – To comply with Items 1 – 11 inclusive with note re item 7 –Highway access – Existing access on to Nyton Road will be subject to re surfacing work and Item 9 – All rainwater from buildings to be transferred to storage tanks and surface water from hard standing via filter units to separate run-off storage. Item 11 – Landscape – existing boundary to Nyton Road – existing tree line to be retained but with height reduction to approx. 9M due to die-off and to increase light to adjacent Poly tunnels (on site of earlier Glass houses).

Table 2 – Poly tunnel Parameters to within position and heights of existing glass houses

Table 3 – Pack house and offices – within areas of existing glass house and pack house footprint and not exceeding 2000m² floor space per building and not exceeding 9.5M high

Table 4 – Water Storage – to increase existing single 5.7M diam x 4M high above ground water storage unit from 1 to 3 units (incoming mains storage) plus additional underground tanks for rain water run-off from buildings

Table 5 – Pump house for water distribution – upgrade of existing building

The following drawings are attached to this proposal

- 1) 18-07-217-GD-01A-DA- Existing Site Plan
- 2) -02A-DD-Proposed site plan
- 3) -03A-DA- Existing Elevations
- 4) -04A-DA-Proposed Pack House Plan
- 5) -05A-DA- Proposed Pack House Elevations
- 6) -06A-DA- Proposed Poly Tunnel Plan
- 7) -07A-DA- Proposed Poly Tunnel Elevations
- 8) -08A-DA- Proposed Office Plans and Elevations
- 9) Ordinance Survey map 1 : 2500 with area of proposed work outlined in red plus remainder of LDO010 in Blue

Comments on Conditions 1 – 15.

Condition 1 – Time limit – completion within 3 years

Condition 2 – All existing glass house structures to be totally removed including any contaminated materials

Condition (3) - Tree and hedgerow protection – all existing hedgerows and trees retained except for frontage on to Nyton Road where tree height reduction required for safety eg die back and limbs falling plus increase daylight to polytunnels near boundary (on site of existing glass houses). No structures will affect these boundary trees but Root Protection measures to be provided if required for adjacent hard standing / driveway access dependant on distance from trees.

Condition 4 – Landscape Mitigation - possible new hedge adjacent water tanks / bungalows.

Condition 5 – Ecological protection etc – Existing derelict buildings are not conducive to bat or bird habitats and with constant tractor and pedestrian use plus plants / shrubs / tree movement across whole site, other species are unlikely to reside. Consideration re nesting birds would be actioned regarding the crown lowering of the mainly fir trees etc on road boundary.

Condition 6 – Noise – Traffic movement to be regulated more in relation to the Nyton Road entrance / exit which the HGV lorries and vans currently use therefore reducing disturbance to bungalows adjacent site. Fork lift trucks and small tractors currently move around the whole site therefore little change.

Condition 7 - Existing Lighting – Mainly yard lighting to facilitate winter time morning and evening work to be repositioned and to consider for Reduction of Obtrusive Light recommendations.

Condition 8 – Archaeology – none known to be present on site. Proposed pad foundations to Pack house and loading dock only dig on site

Condition 9 – Sustainable drainage – As per LDO Table 1 Item 9 of this Statement, all rainwater from buildings to be stored for Poly tunnel watering requirements and surface water from hardstanding to be filtered as required to crated soakaways on site or reused for plant watering purposes

Condition 10 – Contaminated land – no contamination known to be present – all ground either within glass houses or existing hard standing which is remaining

Condition 11 – Contamination found during construction – if found to be dealt with in accordance with LPA approval.

Condition 12 - Dust and fumes – Current hard standing to be upgraded from a hardcore / hoggin / road planings finish to concrete, tarmac or brick pavior finishes for ease of sweeping, dust reduction and elimination of mud exiting from site.

Condition 13 – Materials in construction – samples submitted to LA as required

Condition 14 – Construction Method Statement including demolition work – full provision to be made for (i) vehicle parking, (ii) material unloading, (iii) material / plant storage, (iv) security hoarding, (v) dust / dirt control, (vi) wheel wash facilities, (vii) Recycling esp demolition materials, ((viii) noise impact / vibration control, (ix) Security fencing, (x) Operating hours, (xi) Construction Management Plan

Condition 15 – Highways – Adequate parking and turning - will be in excess of current provisions

Comment related to the Design Guide

- 1) Approach – Proposals relate to the continuation of current Horticultural business dealing with the supply of high quality plants, shrubs and trees, their handling, storage, maintenance and distribution. All works involved with this project to be carried out in conjunction the LA Building control approvals.
- 2) Siting and Layout – majority of boundaries already have mature hedgerow / tree provisions. additional screening to be included as required. The proposed Pack house is close to existing unit. Proposed building already has a tall well mature line of thick fir trees on the boundary to provide screening and noise deadening. Site access already has wide service area immediately adjacent to gateway therefore providing for highway safety / traffic flow.
- 3) Building design – (a) Glass houses – to all be new Poly tunnels with overall height of approx. 4200mm (b) Pack house and storage buildings of max 9.5M height – steel frame agricultural building with green fibre cement roof sheeting including clear light

panels, full height box profile side and end walls finished in plastisol green finish. Some solar panelling is possibly being considered for the future

- 4) Water storage and water management – see earlier rainwater collection details. But with provision for overflow relative to a 1 in 100 year rainfall event –
- 5) Access and Hard standing – see earlier notes
- 6) Landscape - possible additional boundary planting as required. Provision of some block paving areas where only light traffic and parking areas.

GROVE DESIGN UK –



Permitted Development Application - 26July 2018 - LDO 010.