

## Horticultural Development: Local Development Order (LDO) 2016

## Pre-development notification for confirmation of compliance Application Form

|                                                       |                                                            |
|-------------------------------------------------------|------------------------------------------------------------|
| <b>1. Applicant Name, Address and Contact Details</b> |                                                            |
| Name of Contact                                       | Mr Glenn Devenish                                          |
| Company Name                                          | Greenwood Plants                                           |
| Address:                                              | Greenwood Nursery<br>Highleigh Nurseries<br>Highleigh Road |
| Town:                                                 | Sidlesham                                                  |
| Postcode:                                             | PO20 7NR                                                   |
| Landline:                                             |                                                            |
| Mobile:                                               |                                                            |
| E-mail address:                                       |                                                            |

|                                                   |                                |
|---------------------------------------------------|--------------------------------|
| <b>2. Agent Name, Address and Contact Details</b> |                                |
| Name of Contact                                   | Richard Hollands               |
| Company Name                                      | GROVE DESIGN UK                |
| Address:                                          | 8 Willowhale Avenue<br>Aldwick |
| Town:                                             | Bognor Regis                   |
| Postcode:                                         | PO21 4AY                       |
| Landline:                                         |                                |
| Mobile:                                           |                                |
| E-mail address:                                   |                                |

|                                                                                         |                             |         |  |             |                        |
|-----------------------------------------------------------------------------------------|-----------------------------|---------|--|-------------|------------------------|
| <b>3. Site Address and Postcode (if different from applicant details)</b>               |                             |         |  |             |                        |
| House No:                                                                               |                             | Suffix: |  | House Name: | Aldingbourne Nurseries |
| Street Address:                                                                         | Church Road<br>Aldingbourne |         |  |             |                        |
| Town / City:                                                                            |                             |         |  |             |                        |
| County:                                                                                 | West Sussex                 |         |  |             |                        |
| Postcode:                                                                               | PO20 3TU                    |         |  |             |                        |
| Description of location or grid reference (must be completed if postcode is not known): |                             |         |  |             |                        |
| Easting:                                                                                |                             |         |  |             |                        |
| Northing:                                                                               |                             |         |  |             |                        |

**4. Description of the Proposal**

Proposed demolition of existing glasshouses and packing shed and provide new poly tunnels, packing & distribution barns complete with sunken loading dock, concrete yard, new office unit and additional water storage tanks

**5. Summary of compliance with the Arun LDO and Design Guide**

See attached Design and Method statement

**6. Total Site Area**

Please state the site area in hectares (ha)

2.3ha

**7. Existing Floor Space and Jobs (if applicable)**

| Use Class / Type of Use<br>(if applicable) | Total existing gross external<br>floor space in square metres<br>(if applicable) | Existing employees<br>(if applicable) |
|--------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------|
| Glasshouse                                 | 7880m <sup>2</sup>                                                               | 8                                     |
| Packhouse                                  | 230m <sup>2</sup>                                                                | 2                                     |
| BB Storage                                 |                                                                                  |                                       |
| Reservoir                                  |                                                                                  |                                       |
| Other (please specify)                     |                                                                                  |                                       |
| Total                                      | 8110m <sup>2</sup>                                                               | 10                                    |

| 8. Proposed Floor Space and Jobs                                                                                                         |                                                                                  |                                       |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------|
| Use Class / Type of Use<br>(if applicable)                                                                                               | Total proposed gross external<br>floor space in square metres<br>(if applicable) | Proposed employees<br>(if applicable) |
| Glasshouse Poly tunnels                                                                                                                  | 1875m <sup>2</sup>                                                               | 8                                     |
| Packhouse incl storage                                                                                                                   | 1965m <sup>2</sup>                                                               | 4                                     |
| BB Storage                                                                                                                               | *                                                                                |                                       |
| Reservoir                                                                                                                                |                                                                                  |                                       |
| Other (please specify)<br><br>Offices                                                                                                    | 285m <sup>2</sup>                                                                | 4                                     |
| Total                                                                                                                                    | 4125m <sup>2</sup>                                                               | 16                                    |
| Note – Applicants are advised to check the Horticultural Development LDO 2015 to confirm the uses permitted within the application area. |                                                                                  |                                       |

| 9. Industrial or Commercial Processes and Machinery                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Please describe the activities and process which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:</p> <p>To the supply of high quality plants, shrubs and trees, their handling, storage, maintenance and distribution. Mechanical handling includes tractors and trailers, fork lift trucks and conveyor belt systems for collation and packing processes</p> |

| <b>10. Vehicle, Pedestrian Access, Road and Rights of Way</b>                                                                                                   |                |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----|
| Is a new or altered pedestrian access proposed to or from an existing public highway?                                                                           | <del>XXX</del> | No |
| Are any new roads to be provided within the site to which the public will have access?                                                                          | <del>XXX</del> | No |
| Are there any existing public rights of way within or adjacent to the site?                                                                                     | <del>XXX</del> | No |
| Do the proposals require any diversion/enhancement of an existing right of way?                                                                                 | <del>XXX</del> | No |
| If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawing(s) in Question 13. |                |    |

| <b>11. Vehicle Parking</b>                                                                                                                                                                                                                                                                                                                         |                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Please provide the proposed number of on-site parking space:                                                                                                                                                                                                                                                                                       |                       |
| Type of Vehicle                                                                                                                                                                                                                                                                                                                                    | Total Spaces Proposed |
| Cars                                                                                                                                                                                                                                                                                                                                               | 20                    |
| Disabled spaces                                                                                                                                                                                                                                                                                                                                    | 2                     |
| Vans / Light goods vehicles                                                                                                                                                                                                                                                                                                                        | 8                     |
| Heavy goods vehicles                                                                                                                                                                                                                                                                                                                               | 5                     |
| Cycle spaces                                                                                                                                                                                                                                                                                                                                       | 4                     |
| Motorcycles                                                                                                                                                                                                                                                                                                                                        | 2                     |
| Note -- Parking standards for the LDO area are set out in Revised County Parking Standards and Transport Contributions Methodology, Supplementary Planning Guidance adopted by West Sussex County Council November 2003. ( <a href="http://www2.westsussex.gov.uk/cs/mis/041103ht2b.pdf">http://www2.westsussex.gov.uk/cs/mis/041103ht2b.pdf</a> ) |                       |

| 12. Relevant Supporting Information and Plans                                                                                                                                                                                                                            | Tick |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| All of the following supporting information and plans must be submitted with this application form at the required scale:                                                                                                                                                |      |
| a. Site location plan (scale 1:1250 or 1:2500) – clearly identifying the development site by a red line and includes other land owned by the Applicant in blue.                                                                                                          | YES  |
| b. Site Plan or Block Plan (scale 1:500 or 1:200) – for all proposals including buildings                                                                                                                                                                                | YES  |
| c. Other plans and drawings or information necessary to describe the subject of the application.                                                                                                                                                                         | YES  |
| d. Existing and Proposed elevations (scale 1:50 or 1:100 or 1:200) for all proposals including buildings with written dimensions.                                                                                                                                        | YES  |
| e. Existing and Proposed Floor Plans (scale 1:50 or 1:100 or 1:200) for all proposals including buildings with written dimensions.                                                                                                                                       | YES  |
| f. Existing and proposed site sections and finished door and site levels (scale 1:50 or 1:100) with written dimensions.                                                                                                                                                  | INCL |
| g. Parking provision plan (drawn at a scale of 1:500 or 1:200), where necessary                                                                                                                                                                                          | INCL |
| Also included is a Design and Method Statement which also lists all attached drawings                                                                                                                                                                                    |      |
| <p>13. Details of proposed vehicle and non-vehicle access (with reference to drawings)</p> <p>Basic vehicle access from Nyton Road with some staff access off Church Road . Any pedestrian or cycles to access from Church Road<br/>Access points noted on site plan</p> |      |

14. Details of the proposed development, with reference to the LDO DesignGuidance (please note, refer to relevant drawing numbers where appropriate).Roof Materials

Poly tunnels – Visqueen diffused polythene – dwg 217-07A  
 Pack house – green fibre cement roof sheeting – dwg 217 -05A  
 Offices – incl green roof – dwg 217-08A

Wall Materials

pack house – full height box profile side and end walls  
 finished in plastisol green finish – dwg – 217-05a  
 Offices – 200mm wide horizontal dark timber cladding  
 – dwg – 217-08A

Window and Door Materials

[Offices – white upvc window and door units  
 Pack House – full height 3Phase electric galvanised steel  
 roller shutters plus steel pedestrian doors green powder coat

Hard and Soft Landscaping Materials

Mainly new concrete hard standing to replace existing road  
 planing finish plus somr tarmac and block paving areas  
 Additional plant screening

15. Estimated date that the development will commence.

Spring 2019

Appendix E -- Pre-Development Notification Form

|                                                                                                          |                                                                                                      |                   |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------|
| <b>16. Landowners Consent</b>                                                                            |                                                                                                      |                   |
| The landowners consent must have been sought prior to submitting a scheme. Please provide details below: |                                                                                                      |                   |
| Name of Owner                                                                                            | Oakside Holdings                                                                                     |                   |
| Address:                                                                                                 | 103 The Avenue<br>Fareham<br>PO14 3DJ                                                                |                   |
| Date Notice Served to Owner:                                                                             |                                                                                                      |                   |
| Signed -- Applicant:                                                                                     | Signed -- Agent:                                                                                     | Date (DD/MM/YYYY) |
|                                                                                                          | <br>Grove Design UK | 04/06/2018        |

|                                                                                                                                                                                                                                                                                             |                                      |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------|
| <b>17. Agricultural Land Declaration</b>                                                                                                                                                                                                                                                    |                                      |                            |
| You must complete either A or B.                                                                                                                                                                                                                                                            |                                      |                            |
| A – None of the land to which the application relates is, or is part of, an agricultural holding.                                                                                                                                                                                           |                                      |                            |
| <div style="display: flex; justify-content: space-between;"> <div>Signed – Applicant</div> <div>Signed – Agent</div> <div>Date (DD/MM/YYYY)</div> </div>                                                                                                                                    |                                      |                            |
| B – I have/the Applicant has given the requisite notice to every person other than myself/the Applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: |                                      |                            |
| <u>Name of Tenant:</u>                                                                                                                                                                                                                                                                      | <u>Address:</u>                      | <u>Date Notice Served:</u> |
| i.<br>ANS Global                                                                                                                                                                                                                                                                            | Church Road<br>Aldingbourne PO20 3TU | 21/05/2018                 |
| ii.                                                                                                                                                                                                                                                                                         |                                      |                            |
| iii.                                                                                                                                                                                                                                                                                        |                                      |                            |
| iv.                                                                                                                                                                                                                                                                                         |                                      |                            |
| v.                                                                                                                                                                                                                                                                                          |                                      |                            |
| vi.                                                                                                                                                                                                                                                                                         |                                      |                            |
| vii.                                                                                                                                                                                                                                                                                        |                                      |                            |
| <div style="display: flex; justify-content: space-between;"> <div>Signed – Applicant</div> <div>Signed – Agent</div> <div>Date (DD/MM/YYYY)</div> </div>                                                                                                                                    |                                      | 26/07/2018                 |

**18. Declaration**

The applicant hereby gives notice to Arun District Council of the proposal to develop land within the Horticultural Development LDO area in accordance with the submitted details. The applicant confirms that, if it is confirmed by the council to be permitted development, the development will proceed in accordance with the submitted details, and only following approval of all details reserved by condition. The applicant confirms that a Commencement of Development Notice will be sent to the council prior to the approved works starting. The applicant understands that the council must be notified of any material variation from the submitted details, which may require a re-assessment of compliance with the LDO.

Signed – Applicant:

Signed – Agent:

Date (DD/MM/YYYY)

  
Grove Design UK

26/07/2018