

Recommendation Report for Planning Permission

REF NO: CM/33/25/PL

LOCATION: Land At Northwood Farm
Yapton Road
Climping
BN18 0HR

PROPOSAL: Development of a 5m screening wall to western perimeter. This application is in CIL Zone 3 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks only the development of a 5m high screening wall to the western perimeter. This screening will comprise a pre-fabricated 'king' post and concrete panel wall, spanning 36m.

SITE CHARACTERISTICS The site is on the former concrete runway which runs in a south west to north east orientation. From the south western end, the runway curves around to the north, before returning to Yapton Road.

CHARACTER OF LOCALITY The site has permission for the development of a concrete batching plant, with associated infrastructure.

Industrial, set within a predominantly rural location.

The site is abutted by an agricultural barn to the west; Northwood Farm and TJ Waste and Recycling to the north; and Ceasefire Cafe and Sussex Home of Target Shooting to the east.

RELEVANT SITE HISTORY

CM/32/25/NMA	Non material amendment following the grant of CM/15/20/PL relating to change in location of silos and water tanks, reduction in height of silos and moving welfare unit west.	Approve 28-10-25
CM/39/24/NMA	Non material amendment following the grant of CM/15/20/PL relating to a minor change in locations of the silos and water tanks, reducing the height of the silos, a new site boundary fence between the RMX plant and the existing barn and moving the welfare unit to the west.	Refused 19-11-24

CM/17/24/NMA	Non-material amendment following the grant of CM/6/18/PL (as amended by CM/15/20/PL) relating to minor re-locations of silos, water tanks and welfare unit, a reduction in the height of the silos and the provision of a new site boundary fence between the RMX plant and existing barn.	Withdrawn 24-05-24
CM/15/20/PL	Variation of condition 2 (plans condition) imposed under CM/6/18/PL to vary location plan, site plan & elevations & elevations & floor plan.	ApproveConditionally 24-06-20
CM/6/18/PL	Change of use to develop a concrete batching plant, with associated infrastructure, site offices & parking.	ApproveConditionally 12-07-18

Relevant planning history noted.

REPRESENTATIONS

Climping Parish Council - No response.

No representations received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC Minerals and Waste Safeguarding - No response.

COMMENTS ON CONSULTATION RESPONSES:

None.

POLICY CONTEXT

Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
CSP1	C SP1 Countryside
DSP1	D SP1 Design

ENVDM5 ENV DM5 Development and biodiversity

QESP1 QE SP1 Quality of the Environment

[Clymping Neighbourhood Plan 2015 Policy CPN11](#) Quality of Design

Clymping Neighbourhood Plan 2015 Policy CPN7 Protection of open views

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would not result in demonstrable harm to residential or visual amenity, nor the character of the area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

This site falls outside of the Built Up Area Boundary (BUAB), and as such is subject to consideration of ALP policy C SP1. This policy will only be permitted in the countryside for a defined number of reasons.

In this case, the development of a screening wall to an existing industrial use within the countryside, would fall within the wider parameters of ALP policy C SP1. As such, subject to accordance with other relevant policies of the development plan, the principle of development would be acceptable.

DESIGN AND VISUAL AMENITY

ALP policy D DM1 sets out design aspects for which applications should be assessed including character, appearance, impact, layout, and scale.

The Climping Neighbourhood Development Plan (CNDP) is of relevance to this application. Policies CPN 7 (Protection of Open Views), and CPN 11 (Quality of Design), both concern the impact of the development on design and visual amenity, especially in respect of the walls impact on the surrounding appearance and character of the countryside.

The development comprises a 5m 'king' post and concrete panel spanning 36m. This is to be to the east of a barn, measuring 30m in length and 10m in height, and is to screen the concrete-batching plant from its neighbour to the west. The purpose of its height is to allow visual screening, and assist with noise and potential dust mitigation between the two operations.

The scale and utilitarian design of the wall will have an impact on the visual amenity of the site, and its surroundings. In respect of immediate impact, the proposal will reflect the industrial appearance of its locality, and will integrate with the surrounding built form. The predominant impact will fall upon the impact on visual amenity and character of the surrounding locality, from nearby viewpoints in the area including a footpath to the south east..

The site is on a flat expanse of countryside between Grevatt's Lane, Yapton Road, and Bilsham Road. As a result of the topography, views of the site span a wide area, and any built form will be visible from the wider area. There are a line of tall trees to the southern boundary, which screen the majority of the site from Grevatt's Lane. However, the development will be visible from parts of Bilsham Road, and Yapton Road, and neighbouring residential dwellings to the north and west. At present, the predominant feature of this site is the 10m high agricultural barn, to which the wall will be sited to the east of. Whilst the wall will not exceed the height of this barn, it will span a larger linear area, and block some visibility of the wider countryside. Whilst this will alter the existing appearance and views from the wider area, the impact will not have a demonstrably adverse impact on visual amenity or character of the area due to the distances between public viewpoints and the wall. Therefore, on balance, the wall is not of sufficient harm to warrant refusal.

The proposal would not have adverse harm to the visual amenity nor character of the area, and is in accordance with ALP policy D DM1, CNDP policies CPN 7 and CPN 11, and the NPPF.

RESIDENTIAL AMENITY / QUALITY OF ENVIRONMENT

Policy QE SP1 states development should not have a significantly negative impact on residential amenity, nor the quality of environment.

In respect of overbearing, overshadowing or overlooking, the wall will have some physical impact as a result of its scale. However, given that the site to the west is an existing industrial use, and does not serve any residential use, the proposal will not have an adverse impact on amenity. The wall may reduce the quality of the environment for users of the neighbouring site, being a fairly obtrusive structure, however it will also have benefits in respect of protecting the neighbouring site from any potential noise, pollution or contamination associated with the concrete-batching when in operation. As such, on balance the harm will be negligible.

The wall is of sufficient distance away from any neighbouring properties that it will not result in any unacceptable harm to amenity, privacy or quality of environment of any local residents. The only impact will be incidental visibility from properties which abut neighbouring fields, however this will not have demonstrable harm to residential amenity.

The development is in accordance with ALP policies D DM1 and QE SP1.

MINERAL AND WASTE SAFEGUARDING

This application has been accompanied by a Waste Infrastructure Statement, and has been subject to a consultation with the WSCC Minerals and Waste Safeguarding. No response from WSCC has been received.

The development pertains only to the creation of a wall to screen the site from another. As such, it would not have an adverse or substantial impact on waste infrastructure, and is acceptable in respect of mineral and waste safeguarding.

BIODIVERSITY

Given the nature of the development, and the current use of the land for industrial purposes, the development offers no biodiversity gains nor losses, and will have negligible impact on the ecology of the area.

The development is additionally exempt from the mandatory 10% BNG requirement, being a de-minimis development.

This is in accordance with ALP policy ENV DM5.

SUMMARY

The proposal is in accordance with the relevant policies and is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans. The granting of this permission relates only to the construction of a 5m high screening wall to the western perimeter:

- Location Plan 25.10.12280.PL.A.001 V1
- Block Plan 25-10-12280.PL.A.002 V1
- Elevation MW CLM.06a Issue 1
- Proposed Elevations, Photo MW CLM 00.7a Issue 8

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.