

Objectives

The applicants wish to introduce a plant protection windbreak to ensure that stock raised outdoors is fully protected and separated from the new housing development at the former Brooks Nursery.

Following commencement of the housing development at the Brooks Nursery site, the applicant has found that trees and hedges have been removed along the boundary between Brooks Nursery and their site, that has left their existing planting beds exposed to damage.

The applicants have also identified an increased risk of crop treatments drifting from across the planting beds over the new development gardens.

Without protection, potential damage suffered by plants during the growing process and lack of separation from the newly developed gardens will have an adverse effect on the vitality and viability of this existing horticultural business.

The windbreak is required to reduce the damage to stock and separate the planting beds from the newly developed gardens.

Context

Springfield Nursery is an established local horticultural business, and forms part of the Fleurie Nursery Holding. Consent was granted in 2006 (EG/76/06) for the erection of horticultural growing houses.

Consent was granted in November 2009 (EG/50/09) for a windbreak adjacent to the North West planting beds to reduce wind damage from prevailing winds.

Housing was granted consent at the former Brooks Nursery (EG/29/13) adjacent to Springfield Nursery, with new houses and rear gardens abutting the boundary to Springfield Nursery.

Amount

The proposal is for a windbreak 80m in length along the boundary between the two sites.

The windbreak has been designed in response to potential risks identified and is reasonably necessary for the purposes of the horticultural use of the site.

Layout

The windbreak is sited by the outdoor plants and has been positioned to reduce potential damage to plants and separate the beds from neighbouring newly developed domestic gardens. The proposed windbreak will run parallel to the existing boundary.

Scale

The scale of the windbreak is appropriate for this location and the purpose for which it is required.

Landscaping

The proposed location is the only viable location for the risk posed by the removal of boundary trees and hedges. No specific landscaping will be introduced as a result of this application.

Appearance

The windbreak will be of standard horticultural appearance. The proposed height is 3m metal posts at approximately 3m centres supporting green fine weave netting.

Planning Context

The site lies within the Eastergate and Barnham Local Gap and outside the Built up area boundary it forms part of an established horticultural holding.

National Planning Policy

Government guidance with respect to development is contained in the National Planning Policy Framework (NPPF).

This proposal is in keeping with the aims and intention of the NPPF in ensuring the continued success of an existing rural, land based business in a sustainable way, preventing pollution and ensuring the natural and human environment remains protected.

Local Planning Policy

In developing this proposal the aims and objectives of Arun District Council's Local Plan 2003 have been taken into account with particular reference to policies:

GEN3 Protection of the Countryside

The proposal meets the operational needs of agriculture (horticulture). The provision of effective plant protection is essential for the on going success of the business.

AREA11 Local Gaps

The proposal will not contribute to the coalescence of settlements.

DEV3 Horticulture

The proposal will not result in any adverse impact on the surrounding environment and landscape; long views across open land will not be affected.

The applicant notes that Arun District Council recognises that horticulture forms an important part of the agricultural economy in Arun District.

Involvement of local interests

There has not been any involvement of local interests with respect to this particular application.

Flood Risk

The site lies outside Flood Zones 2 and 3 and does not exceed one hectare in size.

Access

The proposal will not result in any changes to the existing access.

Conclusion

The provision of a windbreak to provide plant protection and separation from neighboring development is essential to the vitality and viability of this established horticultural business.

The windbreak is reasonably necessary for the purposes of horticulture and will not detrimentally affect the appearance of the site

Arun District Council Local list of requirements

1. **Affordable Housing Statement:** Not required, not residential development
2. **Draft Planning Obligation:** Not required, no qualifying development
3. **Biodiversity Survey and Report:** Not required, Checklist enclosed.
4. **Land Contamination Assessment:** Not required, no contamination suspected, minimal ground works.
5. **Economic Development Statement:** Not required, no loss of commercial premises.
6. **Retail Impact Assessment:** Not required, not commercial Class A or B
7. **Flood Risk Assessment:** Not required, outside Flood Zones 2 and 3, under 1 Ha.
8. **Foul and Surface Water Drainage Statement:** Not required, no buildings, hard surfacing or extensions.
9. **Land Engineering Works Statement:** Not required, under 0.5Ha, no change in levels over 0.3m.
10. **Landscaping Strategy:** Not required, not major or residential development.
11. **Lighting Assessment:** Not required, No exterior lighting proposed.
12. **Noise/Extraction Assessment:** Not required, not residential, A3, A4, A5 or B2 use. No new plant proposed.
13. **Bin Storage and Collection Provision:** Not required, not residential development.
14. **Parking Plan:** Not required, no change to existing parking / staffing.
15. **Planning Application Summary:** Not required, not major application.
16. **Street Scene:** Not required, no new units created.
17. **Structural Survey and Conversion Method Statement:** Not required, no existing building conversion proposed.
18. **Telecommunications Development Statement:** Not required, not telecommunications development.
19. **Transport Plan:** Not required, Not major development, not above thresholds for use, no traffic generated, no additional parking proposed.
20. **Transport Statement:** Not required, not above thresholds for use.
21. **Tree Survey and Arboricultural Report:** Not required, no trees affected by proposal.
22. **Lidsey Foul Water Environmental Assessment Statement:** Not required, no foul water connection proposed.
23. **Validation Checklist:** Included.
24. **Plan and drawing Requirements:** Included as required to describe the development proposed.