

**DOUGLAS BRIGGS
PARTNERSHIP**

Objectives

The applicants seek to introduce a more effective and sustainable water management regime.

At present rainwater is collected and attenuated from the polythene tunnels that have been constructed on the site. This collected water is allowed to drain away and is not currently used. At the moment all water used by the nursery for irrigation is mains tap water.

Although the site is already equipped with the latest low dose water application systems, the collection of rain water will enable the applicants to significantly reduce their need to use mains tap water.

It is proposed that the applicants will collect and store water from the attenuation lagoon when it has water in it. The proposed water storage tanks will not have any impact on the effectiveness of the attenuation lagoon.

The applicants have calculated their needs and consider that a total of 5 tanks will be required to give sufficient buffering capacity

Context

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

Amount

The proposal is for 5 water tanks.

Layout

The tanks will be located in an unobtrusive and well screened position to the rear (south of the site).

Scale

The scale of the proposed tanks is appropriate for this location.

Landscaping

The proposed location is well screened from public vantage point. The footpath to the south of the site lies approximately 1.5m below the level of the nursery land. Along the boundary of the Springfield site is a 1.5m earth bank creating a ground height of approximately 3m above the footpath.

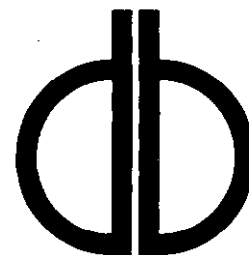
The applicant intends to plant the bank with a Sussex mixed hedge that will be the same species mix and planting pattern as that approved at the front of the site.

It is intended that this hedge will be allowed to grow to 2m high giving a difference in height between the footpath and boundary of approximately 5m.

It is considered that this boundary treatment will effectively screen the proposed water tanks from the footpath, from the north, west and east the tanks will be screened by existing greenhouses and polytunnels.

Appearance

The water tanks will be of a standard appearance. The storage tanks are made from aluminium and will be 3m high with diameter of 7.8m.



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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 PPS1 and PPS3.

This proposal is in keeping with the aims and intention of these policy documents.

PPS 1	Delivering Sustainable Development
PPS 7	Sustainable Development in Rural Areas

PPS1 and PPS7 both encourage appropriate development and support for rural businesses.

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 water management 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

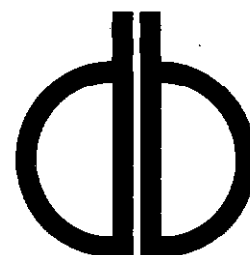
The site lies outside Flood Zones 2 and 3 and does not exceed one hectare in size.

Access

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

Conclusion

The provision of effective water storage is essential to the vitality and viability of this established horticultural business. The tanks are reasonably necessary for the purposes of horticulture and will not materially affect the external appearance of the site.



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Arun District Council Local list of requirements

1. **Affordable Housing Statement:** Not required
2. **Bin Storage and Collection Statement:** Not required
3. **Biodiversity Survey and Report:**
No impact proposals will be on existing horticultural site.
4. **Environmental Impact Assessment:** Not required
5. **Flood Risk Assessment:** Not required site lies outside Flood Zone area.
6. **Heritage Statement (including historical, archaeological features and Scheduled Ancient Monuments):** Not required
7. **Land Contamination Assessment:** Not required
8. **Landscaping Plan:** Not required
9. **Lighting Assessment:** Not required
10. **Loss of Retail Use Statement: Viability Statement:** Not required
11. **Noise Assessment:** Not required
12. **Open Space Assessment:** Not required
13. **Parking Layout/Access Plan:** Not required
14. **Planning Statement:** Included above
15. **Retail Impact Assessment:** Not required
16. **Structural Survey:** No structural survey is required
17. **Telecommunications Development:** Not required
18. **Transport Assessment/Travel Plan:** Not required
19. **Tree Survey:** Not required
20. **Ventilation/extraction statement:** Not required
21. **Walls:** The proposals do not include any walls