

Recommendation Report for County Matter Consultation**REF NO:** F/18/17/WS**LOCATION:** Land at Wicks Farm
Ford Lane
Ford**PROPOSAL:** Proposed installation of a digestate lagoon approved under planning permission WSCC/061/16/F (WSCC/026/16/F as amended). This is a County Matter application which will be determined by West Sussex County Council.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. This application is a County Matter which is to be determined by West Sussex County Council.

The application seeks permission for a digestate lagoon with associated pipework and landscaping as an alternative to an approved digestate lagoon.

Assessments have been submitted relating to landscape, ecology, odour and drainage.

SITE AREA

1.1 hectares

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Varied fencing/ hedging

SITE CHARACTERISTICS

Farm buildings and yard to south. Glasshouse to east

CHARACTER OF LOCALITY

Predominantly rural with few neighbouring properties.

RELEVANT SITE HISTORY**F/7/16/WS**

Proposed extension to existing glasshouses, development of an on-farm anaerobic digestion plant & associated infrastructure for the generation of biomethane, CO₂, electricity & heat, grid connection, digestate lagoon, access & landscaping. This is a County Matter application which will be determined by WSCC.

Objection
16-06-2016

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health - No comment

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary
Class C road
Right of Way

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) [GEN2](#)
[GEN3](#)
[GEN7](#)
[GEN9](#)
[GEN21](#)
[GEN32](#)
[GEN33](#)
[GEN34](#)
[DEV3](#)

Built-up Area Boundary
Protection of the Countryside
The Form of New Development
Foul and Surface Water Drainage
Renewable Energy
Noise Pollution
Light Pollution
Air Pollution
Horticulture

[Publication Version of the Local Plan \(October 2014\):](#)

SD SP2 Built-Up Area Boundary
C SP1 Countryside
D DM1 Aspects of Form and Design Quality
D SP1 Design
ECC DM1 Renewable Energy
QE DM1 Noise Pollution
QE DM3 Air Pollution
HOR DM1 Horticulture

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning

Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these is taking place 10 April 2017 to 5pm on Tuesday 30 May 2017. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used are material considerations in the determination of this planning application. The emerging Plan was submitted in January 2015 and the examination is currently suspended. The examination is due to re-commence in summer 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing

- The Council can demonstrate a three-year supply of deliverable housing sites

Whilst an NDP is under preparation it will be afforded limited weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Ford does not have an adopted Neighbourhood Plan.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This is a County Matter Decision. This Authority is consulted but the application will be determined by the County Council.

The revised position for the lagoon will reduce the distance material would need to be pumped from the plant to the lagoon storage. It results in a more viable means of monitoring, managing and spreading the resultant digestate which would provide a long term benefit for the farming business.

The lagoon would be agricultural in appearance, and would have the appearance of an agricultural lagoon. The development would be of the same specification as that currently consented, albeit slightly more rectangular in shape. It would be well screened and the development would have no adverse impact on visual amenity or the character of the locality.

In principle, the NPPF supports renewable energy development as proposed. It prioritises sustainable economic development and positively supports rural economic projects such as farm diversification.

The site lies outside the built up area boundary within the countryside. The proposal is not isolated in its location since it adjoins the main complex of farm buildings and it represents a form of diversification utilising agricultural crops. It is therefore considered that such a use is acceptable in this location. The proposal would have an acceptable impact on the visual amenities of the locality.

Policy GEN21 Renewable Energy states that there should be no adverse impact on the quality of the area, neighbour amenity or public safety and the proposal should contribute to meeting local, regional or national energy needs. The impact on residential amenity is not considered to be significant. The Council's Environmental Health Officer has been consulted and has made no comment.

It is therefore concluded that this Authority raises no objection.

RECOMMENDATION

NO OBJECTION