



Richard Goodall
Advoco Planning
14 Oak Hill
Alresford
Hampshire
SO24 9LB

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries

website: www.arun.gov.uk/planning

Your Ref:

Our Ref: PAA/88/16/

Please ask for: Richard Temple

13 June 2016

Dear Mr Goodall

Pre-Application Advice

Construction of of single production building of circa 7,800 sq.m..

Sefter Farm Pagham Road

I write regarding the above matter and your enquiry received on 17th May 2016.

Description Of Proposed Development

From the details submitted, I understand that you propose to create a single storey industrial agricultural unit for production and packaging. This would be located on the western side of the Barfoots site.

Description Of Site

The application site comprises a single storey business premises currently used as an industrial farming and packaging site with two reservoirs and listed buildings and crop farmland. The proposed site for the facility is currently lorry and car parking and storage land. The site is generally flat but includes two reservoirs with bunds, 2.05 hectares in size and there are no trees affected by your proposal.

Description Of Locality

Predominantly rural/agriculture. To the North is the boundary with Chichester. The site is adjacent to the junction of Sefter Road (from the east) and Pagham Road (from the south) to become Sefter Road. There are three residential properties at this junction. Two Listed Buildings, Sefter Farm House and Sefter Granary are situated to the north of the site and Rookery Farmhouse (also listed) and Farm Gate cottage approximately 300m to the south separated by agricultural fields.

Planning Issues

The following issues have been identified for consideration.

Principle
Design
Neighbour Amenity

decpaa

Bin Storage
 Highways, Transport and Parking
 Sustainability
 Sustainable Construction
 Flooding/Drainage
 Listed Building(s)
 Light Pollution
 Noise Pollution
 Contamination
 Infrastructure Provision
 Biodiversity
 Protected Species
 Sites of Nature Conservation Importance
 Sites of National Conservation Importance
 Loss of Agricultural Land

Relevant Planning History

P/68/15/PL	Glasshouse, balancing pond/irrigation storage, staff facilities, water tanks, security fence & access road. This application affects the setting of a Listed Building.	ApproveConditionally 21-10-2015
P/105/14/PL	Demolition of agricultural store & extension to agricultural building	ApproveConditionally 25-02-2015
P/99/14/PL	Extension to agricultural building	ApproveConditionally 08-12-2014
P/29/12/	Extension to agricultural building	ApproveConditionally 10-08-2012
P/19/12/	Raise roof on part of agricultural building.	ApproveConditionally 19-04-2012
P/5/12/	Extension to agricultural building (approved under P/134/08).	ApproveConditionally 12-03-2012
P/30/11/	Extension to agricultural building - amendment to previously approved P/119/07/	ApproveConditionally 01-06-2011
P/29/11/	Renewal of unimplemented planning permission P/32/08/ for replacement and extension of existing agricultural buildings	ApproveConditionally 24-05-2011
P/97/09/	Application for a new planning permission to replace extant permission P/144/06/ for agricultural building	ApproveConditionally 16-04-2010
P/43/09/	Amendment to layout approved under Planning Permission P/92/08 - On farm agricultural trimmings and by products (This is a County Matter & will be determined by WSCC)	ApprvdCond-WSCC 02-07-2009
P/134/08/	Extension to agricultural building	ApproveConditionally 14-01-2009
P/92/08/	On farm agricultural anaerobic digestion plant using existing agricultural trimmings and by products (This is a County Matter application & will be determined by the West Sussex	ApprvdCond-WSCC 02-10-2008

P/32/08/	County Council) Replacement and extension of existing agricultural buildings	ApproveConditionally 23-04-2008
P/119/07/	Extension to agricultural building	ApproveConditionally 13-12-2007
P/144/06/	Agricultural building	ApproveConditionally 24-01-2007
P/128/06/	Extension to agricultural building	ApproveConditionally 10-11-2006
P/136/05/	Erection of agricultural maintenance shed	ApproveConditionally 03-02-2006
P/7/05/	Farm building extensions and replacement offices.	ApproveConditionally 13-04-2005
P/70/04/	New recycling storage yard with ancillary apron & service roads	ApproveConditionally 16-07-2004
P/134/03/AG	Prior Notification for a New reservoir	No Objection 10-12-2003
P/121/03/	Cold store extension	ApproveConditionally 14-11-2003
P/24/01/	Extension to existing agricultural cold store and packing building	ApproveConditionally 15-05-2001
P/17/99/	Extension to existing agricultural cold store and packing building, parking and landscaping.	ApproveConditionally 30-04-1999
P/55/97	Extension to an existing vegetable cool store	ApproveConditionally 08-10-1997
P/56/96	Changing room adjoining existing cool store,for agricultural workers	Approve 08-10-1996
P/79/95	Renovation of existing barn to form new farm office together with extension to provide reception, admin and toilet facilities.	ApproveConditionally 10-01-1996
P/5/94/CLP	Application for a Certificate of lawfulness of proposed use for occupation of persons not engaged in agriculture.	PP Required 22-02-1994
Appeal: Allowed 16 08 1994		
P/72/90	Erection of new Agricultural Building	ApproveConditionally 10-09-1990

Comment On Site History

A production and packing facility was approved on the same area of the site in 2006 and last year an application for new glasshouse, reservoir and servicing facilities was approved on the east side of the site.

Relevant Policies - the following policies are considered relevant to your proposal:

AREA10 Strategic Gaps

decpaa

Arun District Local Plan:	DEV3	Horticulture
	DEV6	Agricultural Buildings
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	EENVDM2	ENV DM2 Pagham Harbour
	HERDM1	HER DM1 Listed Buildings
	EQEDM1	QE DM1 Noise Pollution
	ESDSP2	SD SP2 Built -Up Area Boundary
	GEN2	Built-up Area Boundary
	PVD	Pagham Village Design Statement
	GEN9	Foul and Surface Water Drainage
	GEN11	Inland Flooding
	GEN12	Parking in New Development
	GEN23	The Water Environment
	GEN29	Nature and Conservation Across the District
	GEN33	Light Pollution
	NPPG	National Planning Practice Guidance
	ECSP1	C SP1 Countryside
	EDDM1	D DM1 Aspects of Form and Design Quality
	EDSP1	D SP1 Design
	EECCSP2	ECC SP2 Energy and climate change mitigation
	EENVDM4	ENV DM4 Protection of Trees
	EENVDM5	ENV DM5 Development and Biodiversity
	EENVSP1	ENV SP1 Natural Environment
	EHORDM1	HOR DM1 Horticulture
	EQEDM2	QE DM2 Light Pollution
	ETSP1	T SP1 Transport and Development
	EWDM1	W DM1 Water Supply & Quality
	EWDM2	W DM2 Flood Risk
	EWDM3	W DM3 Sustainable Urban Drainage Systems
	EWSP1	W SP1 Water

Planning policy guidance NPPF National Planning Policy Framework

Principle

The site lies outside the Built-Up Area Boundary where development is not acceptable in principle, unless necessary for the needs of agriculture, forestry, the extraction of minerals, deposit of waste or the diversification of the rural economy. Horticulture is a form of agriculture and in this instance is on a site already used for large scale agricultural purposes including packaging and distribution. Local Plan policy GEN3 states development in the countryside is acceptable where it accords with a policy in sections 2 & 3 of the Plan.

The site is in a strategic gap as specified by policy AREA 10. Whilst development should be limited in this area the policy does allow forms of development which would be supported by other policies. A packaging and distribution plant forms an operational agricultural use so is supported by policies GEN3 and DEV3. It is considered acceptable for this type of development to be built within the strategic gap.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(i) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

decpaa

The proposed development is considered acceptable by reason of compliance with policies and advice because it would have a basic industrial appearance much like the rest of the site. Furthermore it is set away from the road so is less visible in the general area. As it is located next to the existing industrial buildings, its visual impact will be limited.

Neighbour Amenity

Arun District local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. The NPPF further indicates that good design should contribute positively to making places better for people. In this case, it is considered that the proposed development would be acceptable on the residential amenities of neighbouring properties because there are no direct neighbouring properties and the closest ones would not be significantly effected by the proposal apart from by additional noise from the site and traffic movements which can be assessed at application stage.

Highways Transport And Parking

WSCC provide a pre-application advice service which you may want to use before making the application. We are unable to make any further comment until they are consulted at application stage.

Flooding

The National Planning Policy Framework requires development not to give rise to an unacceptable risk of flooding detrimental to human health or property. There are requirements regarding the submission of a Flood Risk Assessment and Sequential test documentation. The relevant requirements for these are dependent upon the designated flood zone that the site is located within. The Environment Agency website details designated flood zones. The site falls partially in zone 2 and 3. The proposal is likely to be acceptable should a sufficient FRA document be provided to the Environment Agency's satisfaction. It may be worth consulting them before making a formal application.

Listed Building

In considering whether to grant planning permission for development that affects a listed building or its setting, the Council shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The proposal is likely to be acceptable due to the impact on the Listed Buildings. The proposal is considered to be acceptable due to there being no objection to the previous application but this will depend on the heritage statement and consultation with the Historic Buildings Officer.

Light Pollution

Planning policies emphasise the need to consider the impact of light on neighbouring uses and wider landscape, light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage. The proposal is likely to be acceptable in terms of light due to the distance from the nearest dwellings but a lighting pollution survey would still be required.

Noise Pollution

Local Plan policies and the NPPF emphasise that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses. The proposal is likely to be acceptable in terms of noise due to the distance to nearest dwellings but a survey is still likely to required.

Contamination

The NPPF emphasises that development on or close proximity to hazardous sites or contaminated land will be permitted provided the Council is satisfied that appropriate remedial measures can be or have been undertaken in respect of human health and groundwater. The proposal is likely to be acceptable in terms of land contamination subject to a detailed Contamination Report as the site was historically a land fill site and a contamination condition was attached to the recent approval of glasshouse and reservoir.

Biodiversity

Planning Policies and NPPF indicate that developments should aim to maintain and enhance, restore or add to biodiversity and geological resources of the area. An ecological report will need to be submitted setting out the biodiversity present, how biodiversity impacts can be avoided, appropriate mitigation measures and if necessary, compensation measures in the absence of mitigation and how biodiversity gains can be made. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and for the right duration. The proposal is likely to be acceptable should a phase one habitat survey be submitted with the application and the Council's Ecologist not require any further information or conditions.

Protected Species

Development will need to avoid impacts on protected species on a site such as this, and where this is not possible, mitigation or compensation will be necessary. The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. If there is a possibility that a development proposal will impact on a protected species, surveys will need to be submitted with a planning application to determine the presence or absence of a protected species upfront with a planning application and will not be a condition of a planning permission if granted since their presence is a material consideration that will need to inform decisions. If planning permission is granted, a licence, a development licence or conservation licence, from Natural England may be required. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and the right duration.

Loss Of Agricultural Land

The presence of best and most versatile land (defined as land in grades 1,2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations when determining planning applications. The proposal is likely to be acceptable due to the land not being high grade agricultural land, in line with the recent approval of the glasshouse and reservoir.

Archaeology

Archaeological remains are a fragile and finite resource. The Council has set out in detail policy within a Supplementary Planning Guidance "Archaeology" adopted September 2003 which is available on the Council's website. Permission will not be granted for development that would be harmful to the significant archaeological interest of the site. An archaeological watching brief condition is recommended. The proposal is likely to be acceptable as if it is considered the site may contain historic artefacts a condition can be included for archaeological dig to take place before development commences.

Other Considerations

You should consider that an EIA screening opinion will be required with the application. It should also be noted that emerging Pagham Neighbourhood Development Plan (NDP) policies 5 (Employment and Enterprise) and 9 (Agricultural Land) should be considered in the application although the NDP is not yet 'made'.

A bin and waste storage and collection plan and statement should also be included.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it may be approved subject to conditions covering the above issues. Many of these may also be pre-commencement and could potentially not be required if information is submitted with the application. Very little information has been provided within the documents submitted about what takes place in the proposed unit. It may be helpful to provide this with the planning application along with a justification as to why the facility has to be located on farm rather than in an already developed location with business units in the Arun area. It would also be helpful if you could provide information on how much of the crops to be processed at the new facility would be generated at Sefter Farm and how much would be imported to the site.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request to Arun District Council.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will also need to submit the following documentation/information:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans
Environmental Impact Assessment (Screening)

Additionally the following documents will need to be provided:

Please note that the Council introduced a new Local Validation Requirements List in July 2013 which you should refer to before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked though the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Biodiversity Survey and Report
Land Contamination Assessment
Economic Development Statement
Flood Risk Assessment
Foul and Surface Water Drainage Statement
Landscaping Strategy
Lighting Assessment
Noise/ Extraction Statement

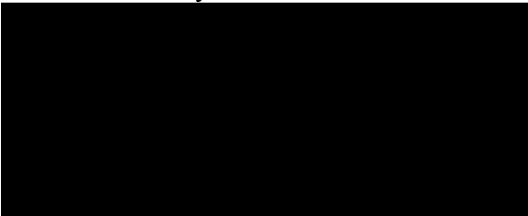
decpaa

Bin Storage and Collection Provision
Parking Plan
Planning Application Summary
Street Scene
Transport Assessment/ Travel Plan
Transport Statement
Heritage Statement

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Karl Roberts
Director Planning & Economic Regeneration