

Re: Application for renewal of unimplemented planning permission P/05/8

New Commercial Plant Nursery at Park Farm, Lagness, new ref P/79/11

Environmental Impact Assessment

EIA regulations require an Environmental Statement to include information on the main alternatives considered and a summary of their environmental impact. Due to the characteristics and particular needs of the proposed development issues of operational viability and deliverability have also been addressed.

During the design process for the scheme, a range of alternatives were investigated for the glasshouse location, and also in terms of the internal site layout and design. The Environmental Impact Assessment has been updated by the Environmental Statement attached herewith providing an update to the environmental effects, operational viability and deliverability issues amongst other things.

National Policy

The National Planning Policy was set out in the original Chris Blandford and Associates Non-Technical Summary at section 3 (page 21) of which ADC have retained copies. There were no changes to National Policy that are relevant to this application for a new permission to replace the extant planning permission that would supersede or override the National Policy context contained in the original submission.

Regional Policy

The Regional Policies were set out at section 3.3 page 27 of the Non-Technical Summary.

Following the Planning and Compulsory Purchase Act 2004, Regional Planning Guidance (RPG) became Regional Spatial Strategies (RSS) for each region outside of London and formed part of the statutory Development Plan. RPG9 for the South East provided a regional framework for the preparation of Local Authority Development plans for the period up to 2016.

In May 2010 Government announced the abolition of the Regional Spatial Strategies. They were formally revoked under Section 79 (6).

Within a letter dated 6th July 2010 from the Chief Planning Officer to Local Authorities, Local Planning Authorities were instructed to continue to have regard to the development plan but this would consist only of adopted DPD's (Development Plan Documents) which outlined the key development goals of the proposed Local Development Framework. On the 10th November 2010 in the case of Cala Homes (South) Limited v. The Secretary of State for Communities and Local Government it was determined that the Secretary of State was not entitled to use the discretionary power to revoke the regional strategies.

The South East Plan is currently applicable (also known as Regional Spatial Strategy for the South East) as published on May 6 2009.

Local Policy

We would refer readers to the section 3.3 in the retained original Non-Technical Summary for more information.

The West Sussex Structure Plan (2001 – 2016)

This formed part of the then current Strategic Development Plan. The Structure Plan has no formal status in the statutory system but it is a strategic policy statement on development, in particular in relation to strategic land use and transport.

The Arun District Local Plan 2003

Following the abolition of Regional Spatial Strategies and subsequent challenges, Local Authorities were instructed to save policies from their existing plans and Arun District Council have published a list of these saved policies.

The policies relevant to this application are below:

GEN3 Protection of The Countryside setting out the Council's intentions to protect the natural environment by strictly controlling development of the countryside. The policy states:

"outside the Built Up Area as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless:

- (i) It meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or*
- (ii) for quiet, in the form of recreation:*

Or

- (iii) for the diversification of the rural economy; ...)*

The Local Plan sought to ensure high quality design and layout in new developments through Policy GEN7 that is set out below:

"Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or operations must be accompanied by an illustrated written analysis at the site and its immediate setting, together with its relationship with relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;*
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;*

- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;
- (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

In all cases, the District Council will expect a high Standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials."

The Local Plan also sought to ensure the provision of infrastructure and facilities associated with development through Policy GEN8, part of which stated that,

"Development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time."

Policy GEN9, Foul and Surface Water Drainage stated that:

"Planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate."

Policy GEN11 addresses inland flooding issues and stated that:

"Permission for development which would be at risk from flooding and/or materially decrease the capacity of a floodplain to store or pass flows of floodwater, will be refused unless the Local Planning Authority is satisfied that compensatory flood storage/waterway areas can be provided as part of the development and the function and effectiveness of existing watercourses, or their replacements, are not adversely affected."

The Local Plan sought to protect the water environment of the District including its flora and fauna through Policy GEN23 that specified:

"Development will not be permitted if it would have a direct or indirect unacceptable adverse impact on the water environment, notably in relation to rivers, ponds, wetlands, public access in river corridors and water related recreation."

Where appropriate the Council will support initiatives which seek to restore or enhance the water environment."

Policy GEN25 sought to ensure that adequate water resources are maintained in the District, and it stated that:

"Development will only be permitted where the Local Planning Authority is satisfied that adequate water resources are available, will be provided in time to serve the development, and that provision is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation."

Policy GEN26 stated that:

"Development will only be permitted where the Local Planning Authority satisfied that it would not lead to a deterioration in the quality or potential yield of surface and ground water resources."

Policy GEN27 Landscape Diversity stated that:

"Development which would have an unacceptable adverse impact on individual features or the character at the landscape will not be permitted."

Policy GEN29 Nature Conservation across the District stated that:

"Development will only be permitted on sites which contain semi natural habitats, features of nature conservation interest, or within wildlife corridors, where these can be largely retained and sympathetically incorporated into the scheme."

Policy ARE10 – Strategic Gaps stated that:

"Proposals for a development within a strategic gap would be subject to the most ruthless examination. The development will only be permitted if:

- (i) it is demonstrated to be necessary to meet the requirements of what is consistent with other Policies of The Development Plan and*
- (ii) it would not compromise either individually or cumulatively the objectives and fundamental integrity of the strategic gap:*

and

- (iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and where possible to the improvement of public access.*

Policy AREA17 – Sites of Archaeological Interest

This states that:

"Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected:

- (i) the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined.*
- (ii) where the assessment shows the physical preservation of remains in situ is not justified conditions may detach permission granted a development will not take place until provision has been made by the developer for a program of*

archaeological investigation and recording. The program will be carried out prior to the commencement of the development

and

- (iii) where practicable opportunity should be taken for the enhancement of interpretation of the archaeological remains left in situ".*

Policy DEV3 for Horticulture states:

"New glasshouse and poly tunnel development will usually be permitted provided that:

- (i) there is no adverse impact on the surrounding environmental landscape*
- (ii) long views across substantially open land are retained*
- (iii) adequate water resources are available*

and

- (iv) adequate surface water drainage capacity exists or can be provided"*

Each of the above policies were considered by officers and members in granting the extant permission P/5/08.

ENDS

