

**DOUGLAS BRIGGS
PARTNERSHIP**

INTEGRATED
ARCHITECTURE
AND
TOWN PLANNING

Objectives

- To build upon the existing successful enterprise, meet customer demands and ensure long term viability.
- To continue to improve production using glasshouses and polytunnels to sustainably harness energy from the sun.
- To make the best use of natural resources and improve existing infrastructure.
- To achieve *the above* in a way that is not significantly harmful to the landscape, local community or the environment.
- To maintain and improve job opportunities in the local area

Socio Economic Context and Horticultural Justification

Fleurie Nursery

Fleurie Nursery was established in 1986 in Barnham, near Chichester, West Sussex. Initially crops were grown for sale through the on-site farm shop and there was also some contract growing of nursery stock. In 1988 the shop was closed to concentrate on the wholesale production of liners and finished nursery stock.

Fleurie Nursery joined the Farplants cooperative in 1991 which led to considerable growth in business and expansion in the range of plants grown for the retail garden centre market.

The company bought Eastergate Nursery in 1999 (it's second production site) which added an additional 4 acres of production. The business continued to expand taking on a rented site of 4 acres, and in 2005 purchased Springfield Nursery (fourth production site) adding an additional 2 acres of production. The continuing development of this site has added an additional 3.5 acres of production area. Fleurie currently grows on over 13.5 acres in a range of polythene tunnels, heated and cold glass.

After many years building up a very successful nursery selling bedding and herbaceous plants, the owners sold the operating company, Fleurie Nursery Limited to Tristram Plants. Tristram Plants, comprising Fleurie, Walberton and Binsted nurseries, now make up 75% of the Farplants Group's production (Fleurie being the largest member with 35% of the total production). All the plants produced are sold and shipped by Farplants Sales Company to UK garden centres and multiple retailers.

Fleurie Lake Lane

Star Nurseries Ltd (T/A Star Plants) was established on the Lake Lane site in 1984 as a wholesale business producing garden plants for the garden centre market as part of the Farplants Group

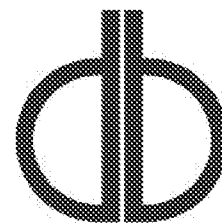
In 1997, Star Nurseries Ltd purchased additional land and two glasshouse structures (Liner Glasshouse built in 1964 and Venlo Glasshouse built in 1994), to the East of a watercourse that ran through their site, to expand their production area and provide improved climatic control for part of their crop and continued to grow hardy nursery stock in a combination of outside beds and polytunnels until the site was sold to Fleurie Nursery.

In March 2019 Fleurie purchased the Star Plants site (Now Fleurie lake Lane) which had been in production since 1983. Fleurie had previously managed the Star Plants site and the site continues to produce hardy nursery stock and number of promotional herbaceous lines, also for Farplants Cooperative.

Fleurie Nursery has weathered what we all hope is the worst of the 'Covid storm' and is ready to invest in the Lake Lane site's future to improve their horticultural practices and continue to provide quality plants to the garden centre market.

The investment in the production capacity of Lake Lane will mitigate some of the loss in production resulting from the loss of the Fleurie Springfield and Eastergate Sites being redeveloped as a result of the Barnham, Eastergate and Westergate Framework Masterplan.

Fleurie Nursery, Lake Lane, Barnham



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The Importance and Benefits of Covered Cropping including Tunnels and Glass

The Horticultural industry is one of the major agricultural success stories on the Chichester Plains with Fleurie Nursery expanding to occupy 5 sites in the Arun District growing pot bedding and herbaceous plants, under glass, polythene and in outside beds.

The crop protection afforded by polytunnels allows growers to produce quality plants for a longer season in a more efficient way, increases crop yields and reduces risks arising from extreme weather events damaging crops.

The additional protection afforded by glasshouses enables growers to control the growing climate to provide the perfect conditions for plants at critical stages in their development and allowing the nursery to produce a wider range of varieties to meet market demand.

Glasshouses and polytunnels also allow rainwater to be managed more effectively providing attenuation for flood events and rain water harvesting to mitigate against drought events, improving the climate change resilience of a nursery.

Without crop protection retailers would need to resort to purchasing imported plant stocks and thus the use of polytunnels and glasshouses contributes positively to the UK economy, biosecurity and product sustainability in a reduction in transport miles.

Need for Protected Cropping at Fleurie Lake Lane

When Fleurie Nursery acquired the Lake Lane site, it was in horticultural production using outdoor beds to supply the Far-Plant group with hardy nursery stock and Fleurie Nursery's use of the site is not significantly different.

However, while the site has one glasshouse (Cambridge Glasshouse) and various other structures used for, potting and plant care processes with protected crop production areas limited to two glasshouses (Liner and Venlo glasshouses) on the East side of the site one of which is over 50 years old.

There are also several smaller blocks of polythene structures ranging from Haygrove structures to Spanish style polytunnels, providing a total with the glasshouses of 1.26 Ha of protected crop area, with the majority of plants grown on outdoor beds covering 2.78 Ha of the site.

This has made the site vulnerable to weather conditions and limited the crop yield and the age of the glasshouse structures has resulted in increased maintenance costs and limited their usefulness.

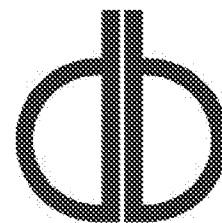
Proposals

Fleurie Nursery plan to modernise the production regime at their Lake Lane site to improve crop yields and efficiency of plant production, manage water resources more efficiently and build in some resilience to climate change with an increase in protected cropping area at the heart of the plans.

The proposals include:-

- Replacing the two glasshouses on the East side of the site with a single 0.71Ha glasshouse
- Replacing the 1.41Ha of outdoor beds and 0.16Ha of polytunnels to the East side of the entrance road with a 1.38Ha glasshouse.
- Providing 1.02Ha of polytunnels on the West side of the entrance road to the South of the yard
- Rationalising the yard to remove the potting shed, Cambridge glasshouse and polytunnel structures to incorporate their uses into a new 0.61Ha area of polytunnels replacing the outdoor beds to the North of the yard.
- Rain water harvesting and attenuation tanks.

The proposals represent a significant investment in the site that will increase the total area of protected cropping to 4.18Ha, while retaining 0.8Ha of outdoor beds and the applicant proposes to take the opportunity to improve the drainage infrastructure and wildlife habitat along the section of the Todhurst Rife within their site.



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Amount & Scale

The proposals seek to obtain permission for two glasshouses totaling 2.07Ha and two blocks of polytunnels totaling 1.63Ha.

These replace 0.47Ha of glasshouses and 0.31Ha of polytunnels and 0.48Ha of polytunnels are retained.

Increasing the total protected cropping area from 1.26 to 4.18Ha with a reduction in outdoor growing areas from 2.78Ha to 0.81Ha.

This represents a 0.95Ha increase in total production area from 4.04Ha to 4.99Ha.

Layout

The site is constrained by existing infrastructure with two accesses onto Lake Lane along the South Boundary of the site.

The East entrance is connected via a tarmac and gravel road that bisects the West side of the site and connects to the central yard.

The West entrance is connected via a concrete road shared with the haulage yard on the adjacent plot and continues on a gravel access along the West boundary of the site that also connects to the Farplants Finishing Centre on the adjacent plot.

The existing yard is located on the West side of the site, roughly central north south with access to the growing areas to the North and East via three bridges over the Todhurst Rife that separates the East side from the rest of the site.

The proposals rationalise the yard area to provide more efficient use of the site and facilitate a one-way system with the East entrance used to enter the site and West to exit.

The Liner and Venlo Glasshouses on the East side of the site are replaced with a new glasshouse structure. The growing area to the East side of the central access road is replaced with a new glasshouse structure. The outdoor beds and open land to the South of the yard is replaced with new polytunnels.

The variety of structures and outdoor beds on the North side of the yard are replaced by polytunnels that will incorporate the various potting and plant care processes previously undertaken in these buildings.

New water tanks are located on the south (downward) side of the proposed glasshouse and polytunnel structures and will form part of the rain water harvesting and attenuation system with new attenuated discharges into the Todhurst Rife.

The existing strong roadside boundary planting to the South of the tanks is retained.

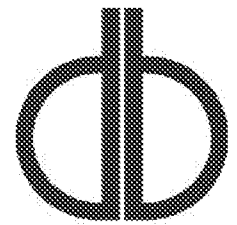
Appearance & Landscape Considerations

The proposed multi-span polythene structures will have a 4m eaves height and an appearance that is comparable to the polythene structures that are replaced on the North side of the yard and retained in the South East side of the site.

The Proposed new and replacement glasshouse structures are of a standard multi span design with 5m eaves height common on horticultural sites of this nature.

The site is located between existing glasshouse sites to the North, East and West with Lake Lane to the South in a well established horticultural zone.

Roadside planting along the South side of the site, adjacent to Lake Lane is retained and the proposals would not be unduly prominent in the wider landscape.



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Lighting

There are no growing lights proposed.

Employment

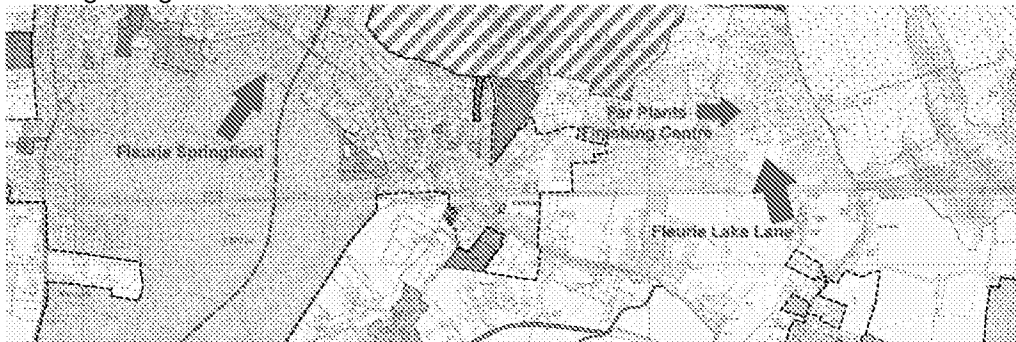
The proposals will secure the nursery's existing workforce of 18 with an additional 8 staff relocated from the Springfield site.

Transport Statement, Access & Highway Considerations

The proposals represent less than 1Ha increase in production area at the nursery and while protected cropping techniques can provide an increase in yield, their primary purpose is to control the growing environment to provide improvements in the quality of the plants grown with the added benefit of building in resilience to climate change and efficient management of water supplies.

Fleurie Nursery are losing production capacity as a result of the planned development in the Barnham, Eastergate and Westergate Framework Masterplan that includes the Fleurie Springfield Site that delivers crops from Eastergate to the Farplants Finishing Centre in Lake Lane.

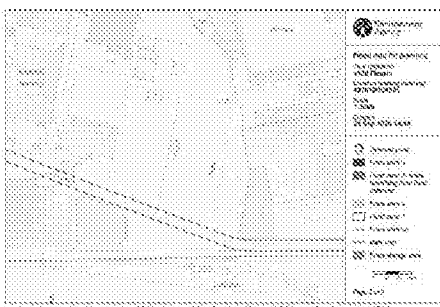
The Fleurie Lake Lane site is ideally located, adjacent to the Farplants Finishing Centre, with direct access between the sites that avoids the need to transport plants for finishing along the road network.



The additional production capacity generated by these proposals at Fleurie Lake Lane, will replace some the of the capacity lost by the redevelopment of the Fleurie Springfield Site and thus significantly reduce some of the quantity of product transported along the local road network between Eastergate and Lake Lane, Barnham.

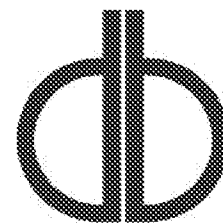
With the modest increase in production area and planned operation of the site, Fleurie Nursery do not anticipate a significant rise in the number of vehicles visiting the site using the local road network and therefore do not consider a requirement for a separate Transport Assessment to be proportional to the proposals.

Flood Risk & Drainage Strategy



The site is not located within an area identified as at risk from flooding but is in excess of 1Ha in area and a separate flood risk assessment and drainage strategy has been submitted as part of this planning application.

The drainage strategy includes water storage tanks used for both rainwater harvesting and attenuation, significantly improving the water management on the site over the existing situation with direct surface water discharge from the outdoor growing areas and existing glasshouse structures.



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Rainwater is collected from the polytunnel and glasshouse structures in the harvesting tanks which overflow to a separate tank with attenuated outfall that discharges water at no more than the greenfield run-off rate and provides storm water attenuation storage for storm events, up to and including the climate change +20% that more than covers the 20 year design life of the structures.

Climate Change and Sustainability Appraisal

The use of protected cropping meets key planning objectives, in particular:

Water Efficiency

Glasshouses and polytunnels offer the opportunity to manage surface water in a more efficient way and the applicant has taken this opportunity to include rain water harvesting and attenuation infrastructure that builds in resilience to climate change and reduces flood risks.

On Site Renewable Energy

Polytunnels harness and maximise solar energy.

Glasshouses and polytunnels are designed to harness the power of the sun to provide improved growing conditions for crops. The proposals use existing horticultural land and infrastructure to produce a crop that meets market demand.

Reducing the need to travel

The site is in close proximity to the Farplants finishing centre with direct access, reducing the need to transport crops long distance over the road network.

Meeting UK demand for garden plants with produce grown on the site supplants potential imports, further reducing global travel and having a positive impact on the UK balance of trade.

Adapting to climate change

Glasshouses and polytunnels allow rainwater to be managed more effectively providing attenuation for flood events and rain water harvesting to mitigate against drought events, improving the climate change resilience of the nursery.

Soils Resources Plan

The site is broadly level with a very slight fall (~0.6m) north to south on the west boundary and larger fall (~1.8m) on the eastern one. There is also a slight dip in the centre at the north end, this will be levelled as part of the development.

There is no need to import or export soil from the site and suitable levelling can be achieved with spoil from the constructions.

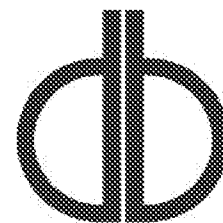
The applicant is not aware of any contamination on site and the existing glasshouses will be dismantled and removed.

As much of the land is already in horticultural production and is reasonably flat, the proposals will require minimal soil movement and no mitigation measures are required.

Ecology & Wildlife

An ecology survey and report has been undertaken and is included with the application.

The proposals include a scheme to enhance the wildlife habitats along the section of the Todhurst Rife that runs through the site, providing an integral part of the green network and providing connections between key wildlife sites.



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Planning Context

The site lies within a well established Horticultural area on the North side of Lake Lane, outside the Built-up Area Boundary of Barnham.

It is considered that the proposals accord with the aims and intentions of national and local planning policy. In particular:

National Planning Policy Framework March 2019

It is considered that proposals constitute sustainable development which accords with current policy. Sustainable development is understood to be identified as follows;

Achieving sustainable development

International and national bodies have set out broad principles of sustainable development. Resolution 24/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

In the NPPF the Government have identified the following as important;

8. ...the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways...

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support the communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy.

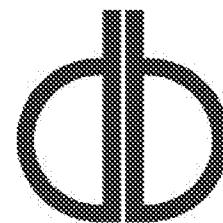
It is considered that the proposals meet many of these objectives in particular contributing to the economy and making prudent use of natural resources. Providing horticultural produce cutting down on imported goods also helps with the move to a low carbon economy.

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development

For decision-taking this means:

c) approving development proposals that accord with the development plan without delay; or



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d) where there are no relevant development plan policies, or policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;

The proposals accord with the development plan and the presumption in favour of the development applies.

6.. Building a strong, competitive economy

80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future...

The proposals are important for the on-going success of this established horticultural enterprise and as such meet the government's aims with respect to building a strong, sustainable, competitive economy;

The NPPF also deals with agriculture and rural planning issues, i.e.;

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas ...*
- b) the development and diversification of agricultural and other land-based rural business...*

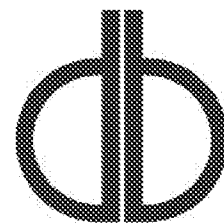
84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements....

15. Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- b) recognizing the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land...*

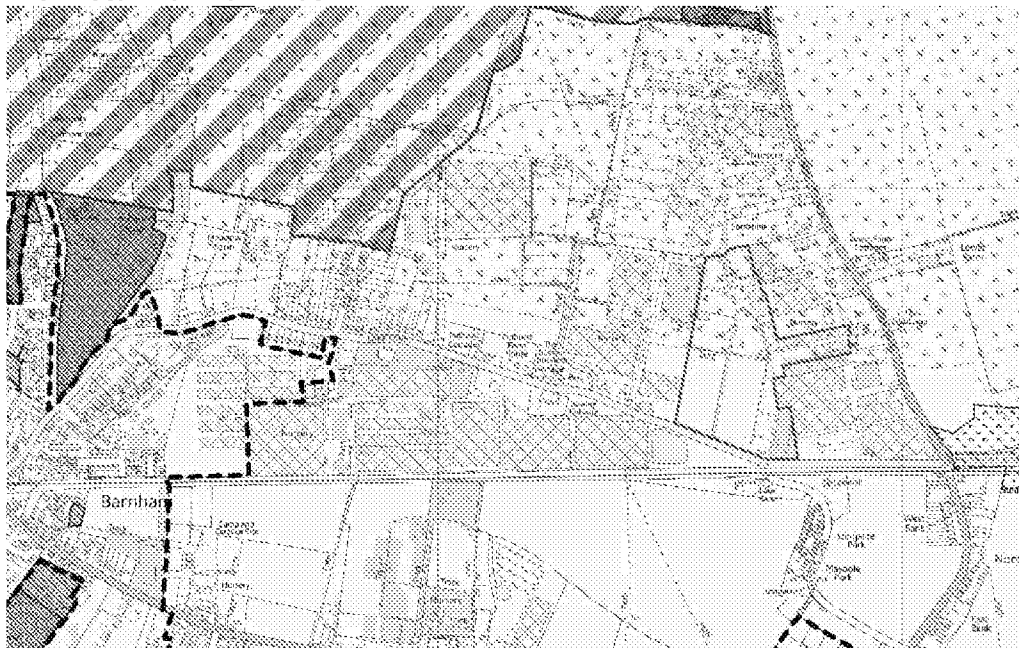
The proposals make more efficient use of existing horticultural facilities, being well located in relation to other related horticultural enterprises, building in resilience to climate change effects and take opportunities to contribute to and enhance the natural and local environment while making efficient use of good quality agricultural land for the production of food.



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Arun Local Plan 2011-2031



The Arun Local Plan was adopted on the 18th July 2018 and forms part of the statutory 'development plan' for the area in relation to the requirement of Section 70(2) of the Town and Country Planning Act 1990 as amended by Section 38(6) of the Planning and Compulsory Purchase Act 2004 that "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Policy SD SP1 Sustainable Development

Confirms in line with paragraph 14 of the NPPF, "the Council will take a positive approach that reflects the presumption in favour of sustainable development" where applications that accord with policy will be approved, unless material considerations indicate otherwise and provides a commitment that the council "will work pro-actively with applicants to jointly find solutions which mean proposals can be approved wherever possible"

The proposals accord with policy and are considered sustainable development. However should the council not agree, the applicant hopes the council will abide by policy SD SP1 and work with the applicant to jointly find a solution to secure development.

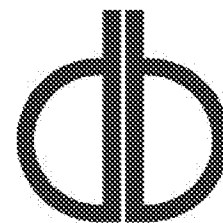
Policy SD SP2 Built-up Area Boundary

The site is located outside the Built-up Area boundary, defined as 'Countryside where only development complying policy C SP1 is permitted.

Policy C SP1 Countryside

The proposals lie within land defined as countryside where development will be permitted provided it falls within one of 6 categories as follows:-

- a. "for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or
- b. for quiet, informal recreation; or
- c. for green infrastructure; or
- d. for the diversification of the rural economy; or
- e. for road and/or cycle schemes; or
- f. in accordance with other policies in the Plan which refer to a specific use or type of development."



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The proposals fall within category a being required for the operational needs of the horticultural enterprise and are therefore permitted within the areas defined as countryside in accordance with the Local Plan

Policy GI SP1 Green Infrastructure and development

The existing Green Infrastructure Network considered at an early stage in the design process, with the site located on the North West border of the Yapton Parish has been with sites within the Barnham, Yapton and Walberton areas with existing connections maintained and a scheme wildlife habitats enhancement along the section of the Todhurst Rife that runs through the site that forms part of the proposals.

Policy LAN DM1 Landscape

The particular characteristics of the Lake Lane area have been considered as identified within the Arun Landscape Study (Area 22 Barnham-Yapton Coastal Plain) and it is noted that there no 'Long Public Views' over substantially open land and the character of the site is contained by the railway and existing horticultural development (L12 Horticulture Landscape Character Type).

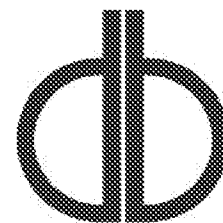
The proposals seek to reinforce the existing character, retaining and enhancing important landscape features such as the landscape margins of the Todhurst Rife that runs through the site, the open reservoir within the North East section of the site and roadside planting along the Southern boundary of the site.

Policy HOR DM1, Horticulture

Sets out 12 criteria for new glasshouse, polytunnel and associated development and a further 2 criteria for the replacement of an existing glasshouse structure.

"1. New glasshouse, polytunnel and associated packhouse development will be permitted provided that:

- a. It is of a height and bulk which would not significantly damage the character or appearance of the surrounding landscape, unless it can be demonstrated that the need for a larger scale development is outweighed by the economic benefit of the scheme to the rural economy;*
- b. It relates sympathetically to the natural, built and historic environment;*
- c. Pollution to soil, water or air generated from development into the surrounding environment, including the cumulative effects, is within regulated limits;*
- d. Long public views across substantially open land are retained where the landscape value is defined as major or substantial for the corresponding Landscape Area in the Arun Landscape Study.*
- e. Adequate water resources are available or can be provided (i.e. above ground reservoirs);*
- f. Adequate surface water drainage capacity exists or can be provided as part of the development;*
- g. Vehicular access from the site to the road network is adequate and uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety and the residual cumulative impact to residential amenity is not severe;*
- h. There is minimal impact on health or general amenity resulting from internal artificial lighting after 6.00 pm on the occupants of nearby residential properties and minimal impact on the appearance of the site in the landscape by the minimisation of light spillage and glare to keep the natural environment intrinsically dark at night;*
- i. Noise levels resulting from machinery usage, vehicle movement, or other activity on the site, which when measured against the existing ambient noise levels in the locality would not be likely to unacceptably disturb occupants of nearby residential properties or would not be likely to adversely affect enjoyment of the countryside;*
- j. Any glasshouse structure(s) and/or polytunnel(s) and or/packhouse(s) deemed redundant to the horticultural or agricultural industry on the development site, are removed and the land is remediated from any contaminated material(s) and the land is used only for the direct diversification of horticulture or other productive green environment or a*



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countryside-based enterprise activity which supports the rural economy. Council will impose this through planning conditions and/or use planning obligation agreements;

- k. Proposals include full details of new landscaping, screening and of any trees of vegetation to be retained on site; and*
 - l. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site.*
- 2. Replacement or renewal of an existing glasshouse structure will be permitted where:**
- a. It is in the same position on the site as the existing structure; and*
 - b. It is broadly of the same height and bulk as the existing structure; where the criteria for new glasshouse structure shall apply.*

The application site is set well within an established horticultural area with horticultural glasshouse site on three sides and the proposals will relate sympathetically to the natural, built and historic landscape, with no adverse affect on long views over open countryside.

The application proposals include significant improvements in the surface water infrastructure, providing more than adequate drainage capacity and ensuring that there are no adverse or polluting affects on the surrounding environment.

The vehicular access to the established horticultural site is unaffected by the proposals with the proximity to the Farplants Finishing centre and modest increase in production area, replacing some of that lost from the Springfield site resulting in a nett reduction in horticultural produce travelling on the local road network.

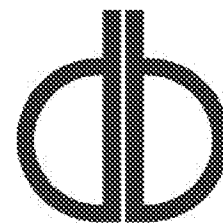
The site is a significant distance from any residential properties, within a well established horticultural area and unlikely to result in any adverse noise or lighting impact on residential amenity or adversely affect the enjoyment of the countryside, with existing landscape screening retained.

As much of the land is already in horticultural production and is reasonably flat, the proposals will require minimal soil movement and no mitigation measures are required.

Paragraph 11.2.3 identifies *“the Horticulture sector as one of four key sectors which are particularly strong in the local economy and offers good opportunities for economic development and job creation. Recognising this, the Council adopted a Horticultural Local Development Order, to assist the horticulture sector...The evidence base notes that the horticultural sector has significant growth potential and that provision should be made for larger scale horticultural operation expansion within an overall rationalisation of the sector (in response to the economics of production linked especially to the costs of energy and water resources).”* The application site falls outside the Local Development Order sites for but the site is in a well established horticultural area with horticultural glasshouse site on three sides and the proposals represent a rationalisation of the site, improving the existing infrastructure and water efficiency to build in resilience to climate change and modest increase in production capacity to recover some of that lost at the applicant's Springfield site.

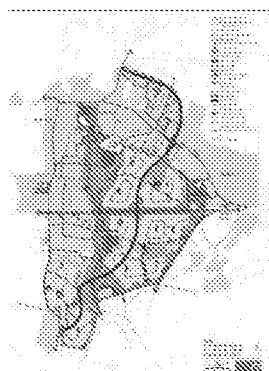
Paragraph 11.2.8 makes it clear that *“renewing an existing structure for the same use will not need to meet the redundancy criteria. However the renewed structure would need to be the same size and scale as the existing structure, or else the criteria for new glasshouses shall apply”* where the proposals include the replacement of existing glasshouses, it is clear that the new glasshouses will be in the same use and thus the redundancy criteria will not apply. However the new glasshouses will conform to modern design standards and this will not be of the same size and scale.

Paragraph 11.2.7 states that *“The Council encourages new investment in glasshouse units”* and acknowledges that *“the modern glasshouse industry is evolving and functions with glasshouse design at a larger scale than historically”* The proposed investment in this established horticultural site requires an expansion in production area and a scale of glasshouse and polytunnel structures that meet modern horticultural standards to be viable and deliver a return for the local horticultural enterprise.



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Policy H SP1 The Housing Requirement, Policy H SP2c Inland Arun (SD5)Barnham/Eastergate/Westergate Strategic Housing Allocation.

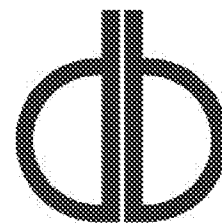
Fleurie Nursery is losing production capacity at the Fleurie Springfield and Eastergate sites as a result of the strategic allocation for housing delivery set out in the Local Plan. The increase in production capacity at the Lake Lane site replaces some of this lost capacity and has the advantage of being closer to the Far-Plants Finishing Centre where much of the produce is sent before being delivered to customers.

Policy D SP1 Design

The proposals build in resilience to climate change for the horticultural enterprise, conserving and making more efficient use of natural resources and increasing biodiversity on the site.

Policy D DM1 Aspects of design quality

1. Character: The proposals make best use of the available land, reflecting the character of the horticultural development in the surrounding area, while retaining key landscape and design features.
2. Appearance/attractiveness: The proposed structures are of a standard horticultural design reflecting the horticultural area.
3. Impact: The proposals protect the amenity of neighbouring uses.
4. Innovation: The proposals improve the efficiency and water management of the site, enabling innovative growing regimes that respond to market requirements and built-in resilience to climate change.
5. Adaptability: the modular construction and use of standard horticultural components makes the proposals highly adaptable so the horticultural enterprise can adapt quickly to changing market needs.
6. Crime prevention: Site security is maintained with controlled entrances and secure boundaries.
7. Trees and woodland: The proposals retain key landscape features.
8. Glasshouses and polytunnels are designed to harness the power of the sun to provide improved growing conditions for crops.
9. Public realm: There are no alterations proposed to the entrance to the site and roadside landscaping is retained.
10. Layout – movement: The proposals rationalise movement within the site, introducing a one-way system for HGVs enabling efficient safe movement around the nursery.
11. Layout – legibility: The simplicity of the site's layout enables easy understanding by delivery drivers and visitors alike, contributing toward the safe and efficient operation of the site.
12. Public art: no public art is proposed
13. Density: the proposals make efficient use of the land for horticultural purposes, while maintaining landscape and habitat features.
14. Scale: The proposals increase the total protected cropping area with a corresponding reduction in outdoor growing areas and while this represents a 20% increase in production area, the protected cropping primarily allows for the production of a higher quality crop and ability to increase the variety of crops being grown to meet market demand.
15. Aspects of form and design quality: The Arun District Council Design Guide was not prepared for horticultural development.



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Policy T SP1 Transport and Development

Policy T DM1 Sustainable Travel and Public Rights of Way

The proposals represent less than 1Ha increase in production area at the nursery, Fleurie Nursery are losing production capacity as a result of the planned development and the Lake Lane site is ideally located, adjacent to the Far-Plants Finishing Centre, with direct access between the sites that avoids the need to transport plants for finishing along the road network.

Additional parking is provided on site with a modest increase in staff as they are relocated from the Springfield site. As an established horticultural site, transport connections to the horticultural staff base are well established and sustainable modes are encouraged with cycle parking facilities and company mini-bus service.

The additional production capacity generated by these proposals at Lake Lane, will replace some of the capacity lost by the redevelopment of the Springfield and Eastergate Site and thus significantly reduce the quantity of produce transported along the local road network between Springfield, Eastergate and Lake Lane, Barnham.

Policy ENV DM51 Designated Sites

The site lies outside the buffer zones for all designated sites of biodiversity or geological importance and local nature conservation sites within the Arun District.

Policy ENV DM3 Biodiversity Opportunity Areas

Policy ENV DM5 Development and biodiversity

The biodiversity of the site was considered at an early stage of the design process with potential assets and constraints on site identified and ecology surveys undertaken to identify any protected species using or transiting the site and develop a scheme wildlife habitats enhancement along the section of the Todhurst Rife that runs through the site that forms part of the proposals, providing an enhancement to key habitats and improving the biodiversity potential on the site.

Policy W SP1 Water

Policy W DM1 Water supply and quality

Policy W DM2 Flood Risk

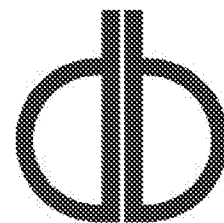
Policy W DM3 Sustainable Urban Drainage Systems

The site is not within a zone identified as at risk of flooding and the horticultural use is not a use of particular vulnerability to flood events.

A Flood risk assessment and drainage strategy is included with the application and takes opportunities to significantly enhance the management of surface water drainage on the site and adding rainwater collection that significantly improves the water efficiency of the horticultural regime reducing demand on water resources.

Policy QE SP1 Quality of the Environment

The proposals are a continuation of the existing horticultural use that is compatible with the surrounding horticultural sites and should not give rise to inappropriate levels of noise, light, water or air pollution



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Involvement of local interests

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

Conclusion

Fleurie Nursery is an established horticultural enterprise, providing a source of employment within the Arun District's rural economy with a number of sites in the area.

The proposed investment in the Fleurie Lake Lane site is both a rationalisation of the existing structures, providing glasshouse and polythene structures to a modern horticultural standard and a modest increase in production area to recover some of that lost with the redevelopment of the Fleurie Springfield site, lost as a result of the Barnham/Eastergate/Westergate (SD5) housing delivery master plan.

The Lake Lane site is within a well established horticultural area, surrounded by glasshouse development; is not within a flood risk area and is ideally located adjacent and with direct connection to the Far Plants Finishing Centre, reducing the need for horticultural produce to be transported on local roads from the Springfield Site to Lake Lane.

The applicant's proposals take the opportunity to significantly improve the infrastructure of the site, providing an efficient surface water management scheme allowing rainwater to be managed more effectively providing attenuation for flood events and rain water harvesting to mitigate against drought events, improving the climate change resilience of the nursery.

The proposals also include a scheme to enhance the wildlife habitats along the section of the Todhurst Rife that runs through the site, providing an integral part of the green network and providing connections between key wildlife sites.

The proposals represent a sustainable development that conforms to national and local planning policy; continues to progress innovations in this successful industry in adapting to climate change and supporting the rural economy and should therefore be supported.