

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Michael	Surname:	Tristram
Company name:	Walberton Nursery LLP				
Street address:	Walberton Nursery, Yapton Lane				
	Telephone number: [REDACTED]				
	Mobile number: [REDACTED]				
Town/City:	WALBERTON				
Country:					
Postcode:	BN18 0AS				
	Email address: [REDACTED]				
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

1. To convert 2 outdoor growing beds into covered growing space with 2 polytunnels. The new polytunnels will measure 29.2m x 64m x 3.6m and 26.8m x 64m x 3.6m, a total area of 2465 m², which is the same approximate size of the outdoor growing area they will be replacing. This area is already used as outdoor growing space. The 2 polytunnels will be sited next to 2 already existing polytunnels, of almost exactly the same dimensions, erected in 2009 under permission number WA/54/08. One of these tunnels will be situated along the business' northern boundary, which borders an industrial estate. The structure on that industrial estate which would be adjacent to our new polytunnel is taller than the new polytunnel, and separated by hedgerows of at least 4m tall. Upgrading this outdoor growing area will result in more effective use of space and water.

2. To replace 2 old polytunnels with 1 new polytunnel. The new polytunnel will measure 31.7m x 25.6m x 3.6m, a total area of 811 m², replacing the existing polytunnels which have a footprint of 800m², with a 4 m wide gap in between. The 2 old polytunnels were already in place in the mid 1970s when the land was purchased by Walberton Nursery for nursery operations, having been used for the same purpose by the previous owner. The new polytunnel will be no taller than the current polytunnels, and from an aerial footprint point of view takes up no further space, if anything is slightly smaller. This upgrade will enable a more efficient use of the growing space and more efficient use of water resources.

Both proposed areas are on the same piece of land. Rainwater will be piped to either the water capture lagoon to the West or to the internal pond with restricted outflow to the East, both of which are on the same property. This means no change to the way that surface rainwater is currently managed on both the already established growing areas. Pedestrian access to the 3 tunnels will be the same as current. Neither structure will be within line of site of the public and there are no neighbouring residential properties that have line of sight.

Has the building, work or change of use already started? ☐ Yes ☒ No

Convert 2 No. outdoor growing beds with 2 No. ~~polytunnels~~ enclosed polytunnels + replace 2 No. existing polytunnels with 1 No. polytunnel.

4. Site Address Details		Description:
Full postal address of the site (including full postcode where available)		
House:		Wholesale grower of container plants for supply to the C on Centre market
Suffix:		
House name:	Walberton Nursery	
Street address:	Yapton Lane	
Town/City:	WALBERTON	
Postcode:	BN18 0AS	
Description of location or a grid reference (must be completed if postcode is not known):		
Easting:	497650	
Northing:	105030	

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way	
Is a new or altered vehicle access proposed to or from the public highway?	☐ Yes ☒ No
Is a new or altered pedestrian access proposed to or from the public highway?	☐ Yes ☒ No
Are there any new public roads to be provided within the site?	☐ Yes ☒ No
Are there any new public rights of way to be provided within or adjacent to the site?	☐ Yes ☒ No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	☐ Yes ☒ No

7. Waste Storage and Collection	
Do the plans incorporate areas to store and aid the collection of waste?	☐ Yes ☒ No
Have arrangements been made for the separate storage and collection of recyclable waste?	☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Doors - description:

9. Materials	
Description of <i>existing</i> materials and finishes:	
Wooden framed doorways	
Description of <i>proposed</i> materials and finishes:	
Aluminium framed doorways	
Roof - description:	
Description of <i>existing</i> materials and finishes:	
Polythene	
Description of <i>proposed</i> materials and finishes:	
Polythene	
Vehicle Access - description:	
Description of <i>existing</i> materials and finishes:	
Gravel roadway	
Description of <i>proposed</i> materials and finishes:	
Gravel roadway	
Walls - description:	
Description of <i>existing</i> materials and finishes:	
Polythene	
Description of <i>proposed</i> materials and finishes:	
Polythene or netting	
Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No If Yes, please state references for the plan(s)/drawing(s)/design and access statement: References for plans: T24A New and T23A New - plans for converting outdoor growing area to polytunnels T2-T3 Replace - plan for replacing 2 old polytunnels with 1 new	

10. Vehicle Parking
No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☒

Other

No foul sewage will be created

Are you proposing to connect to the existing drainage system?

☐ Yes
 ☒ No
 ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

12. Assessment of Flood Risk

How will surface water be disposed of?

- | | | |
|--|--|---|
| ☐ Sustainable drainage system | ☐ Main sewer | ☒ Pond/lake |
| ☒ Soakaway | ☒ Existing watercourse | |

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

The area is used to grow container plants for wholesale supply to the Garden Centre market. The intended use is the same.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

3,265.00

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Growing of outdoor potted plants for wholesale supply to the Garden Centre market

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☐ The applicant ☒ Other person

If Other has been selected, please provide:

Title: Miss

First name: Camilla

Surname: Penn

Telephone number: 01243551817

24. Site Visit

Email Address:

camilla@walbertonnursery.co.uk

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title:

Mr

First name:

Michael

Surname:

Tristram

Person role:

APPLICANT

Declaration date:

11/12/2017



Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

11/12/2017

