

Planning, Design and Access Statement

Planning Application for the Permanent Siting of Temporary Seasonal Horticultural Workers' Accommodation (8 Mobile Homes and 3 Retrospective Mobile Homes), Hardstanding and Service Building

The Green House Sussex Ltd, Lake Lane, Barnham

Prepared for

The Green House Sussex Ltd

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Appendix 1	Planning History
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1. INTRODUCTION

- 1.1. This Statement is prepared on behalf of The Green House Sussex Ltd who are seeking planning permission for the permanent siting of temporary seasonal horticultural workers' accommodation (8 mobile homes and 3 retrospective mobile homes), hardstanding and service building, on land at, Lake Lane, Barnham.
- 1.2. The site forms part of The Green House Sussex (former Eric Wall Nursery) which lies to the south of Lake Lane and to the north of the railway line. The nursery lies outside of the defined built-up area boundary to the east of Barnham.
- 1.3. The nursery has been in horticultural use since the 1970s and specialises in growing tomatoes. It comprises extensive glasshouses, pack house and offices. It employs in excess of 70 people at peak times, a large portion of which are seasonal workers.
- 1.4. The application seeks permission for the permanent siting of 8 new mobile homes, hardstanding and service building on land which lies in the north-east part of the nursery. The application also seeks retrospective permission for the permanent siting of 3 mobile homes which lie adjacent to the pack house.
- 1.5. This Statement should be read in conjunction with the following drawings and supporting documents:
 - Site Location Plan - Drawing Number 2029-010;
 - Block Plan 1 - Drawing Number 2029-011;
 - Block Plan 2 - Drawing Number 2029-012;
 - Existing Site Plan 1 - Drawing Number 2029-013;
 - Existing Site Plan 2 - Drawing Number 2029-014;
 - Proposed Site Plan 1 - Drawing Number 2029-015;
 - Proposed Site Plan 2 - Drawing Number 2029-016;
 - Proposed Mobile Home and Utility Plan - Drawing Number 2029-017;
 - Site Plan, Existing Mobile Home Plans and Elevations - Drawing Number 2029-018;
 - Topographical Survey - Drawing Number 141120/119/01;
 - Supporting Agricultural Statement - 'Permanent Siting of Seasonal Worker Accommodation Units';
 - Preliminary Ecological Appraisal;
 - Tree Schedule;
 - Tree Constraints Drawing - Drawing Number RCo359/01; and
 - Surface Water Drainage and SuDS Assessment.

- 1.6. This Statement details the site and its surroundings, sets out planning history, describes the proposed development, sets out planning policy, and assesses the scheme in accordance with the requirements of the Development Plan and other material considerations, including the National Planning Policy Framework (NPPF).

2. SITE AND SURROUNDINGS

- 2.1. As set out above, the nursery is located to the south of Lake Lane and lies on the eastern edge of the village of Barnham.



Figure 1: Aerial View of The Green House Sussex Nursery

- 2.2. It includes 101,374 square metres of glasshouses, a pack house for preparing produce for dispatch, and offices for management and administration of the business.

- 2.3. The nursery is a family business which grows six different types of tomatoes which are packaged and distributed to national supermarkets.

- 2.4. Production is seasonal from the beginning of March to the end of October. The site produces on average 4,000 tonnes of tomatoes. The nursery employs 45-50 permanent staff and 20 seasonal staff.

- 2.5. The application site for the 8 new mobile homes, hardstanding and service building is triangular in shape and lies in the eastern part of the nursery. It extends to 3001sq m. The application site for 3 existing units lies adjacent to the pack house and extends to 558sqm (see figure 2).

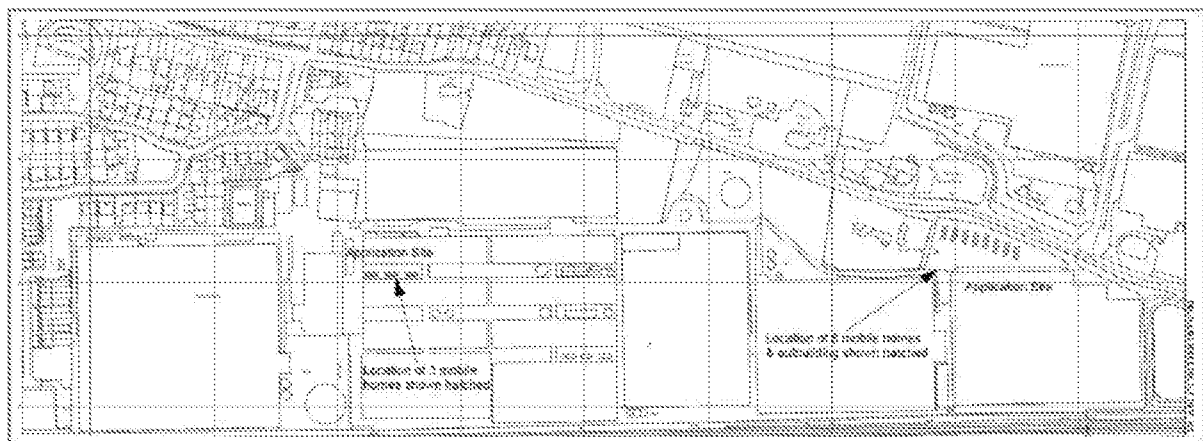


Figure 2: Site Location Plan

2.6. The site in the eastern corner is currently vacant and comprises grassland with a line of trees and scrub along the western and northern boundaries. The southern and eastern boundaries are open to the glasshouses which lie to the south. To the west lies a two storey residential unit.

2.7. The site is easily accessible from the main entrance via an existing path which runs in an east-west direction within the nursery.



Figure 3: View of Site for 8no. Mobile Units, Hardstanding & Service Building

2.8. The application also seeks retrospective permission for 3 mobile homes which lie adjacent to the pack house. The pack house is located centrally in the site, to the south of the main entrance.

2.9. The existing mobile homes are placed horizontally in between the existing glasshouses. The rear of the mobile homes back on to the glasshouses. To the front is a small area of grass which provides amenity space.

2.10. The units are traditional mobile homes and are set on concrete blocks. In line with the Caravan Act, the mobile units comply with requirements with respect to length (20m), width (6.8m) and overall height¹ (3.05m). They are easily accessible from within the site with a path providing access from the main entrance route.

2.11. The site is free from environmental and



Figure 4: View of Site looking East

¹ Internally from the floor at its lowest to the ceiling at its highest

biodiversity designations and lies within Flood Zone 1.

- 2.12. To the north of the nursery are residential dwellings as well as extensive glasshouses and nurseries. These extend to the north and east of the site and occupy an extensive area of land. To the south, beyond the railway line, is a mix of open agricultural land, woodland and residential units. To the west of the nursery is a residential development of 107 residential dwellings².



Figure 5: View of Existing Homes

- 2.13. The site is accessed off Lake Lane which provides access to Barnham to the west. Barnham Village includes a good range of services and facilities. It also benefits from a train station which is circa 1,100m from the site. The train station provides services east towards Brighton, west towards Southampton and also provides direct links to London via Hove.

- 2.14. The nearest bus stops are available on Lake Lane, 800m to the west of the site. The bus stop provides services to Bognor Regis, Chichester and Westergate. A further bus stop lies to the east on North End Road, 1,400m from the main site entrance of the nursery. This provides services to Walberton and Bognor Regis.



Figure 6: View of Existing Mobile Homes

- 2.15. There is a Public Right of Way (PRoW) running from Lake Lane to the pedestrian railway crossing which follows a route through the centre of the site. An additional PRoW runs from Lake Lane down along the eastern edge of the glasshouse down to the railway crossing.

² Application Reference: BN/16/12

3. PLANNING HISTORY

- 3.1. The application site does not have any associated planning history. Enclosed in Appendix 1 is the planning history of the wider site.

4. PROPOSED DEVELOPMENT

- 4.1. The application proposes the permanent siting of temporary seasonal horticultural workers' accommodation (8 mobile homes and 3 retrospective mobile homes), an area of hardstanding and a service building for seasonal occupation by employees of The Green House Sussex Ltd.
- 4.2. All mobile homes will be sited permanently and occupied by seasonal workers between March to October on an annual basis. The units would be unoccupied between November to February.
- 4.3. The additional 8 mobile homes, proposed in the eastern part of the nursery, would be located along the northern boundary. Each mobile home would measure 10.9m x 3.6m.
- 4.4. An area of hardstanding measuring 3m x 3m is proposed along the western boundary south of the proposed mobile homes. In addition, a flat roof service building is proposed to the north of the hardstanding. The service building would measure 3.2m x 2.4m and extend to 2.5m in height. The unit would provide 6.64 square metres and would provide an area for laundry etc. for users of the mobile homes.
- 4.5. The northern and western boundary of mature trees and hedging would be retained. The western boundary would be enhanced with additional trees, planting and hedgerows to reduce noise, visual impacts and provide additional screening to the adjacent residential unit.
- 4.6. Retrospective permission is also sought for 3 mobile homes which are located adjacent to the pack house. These units each measure 10.2m x 3.2m.
- 4.7. The site will continue to be accessed off Lake Lane, via the main entrance to the nursery. No additional car parking is proposed.

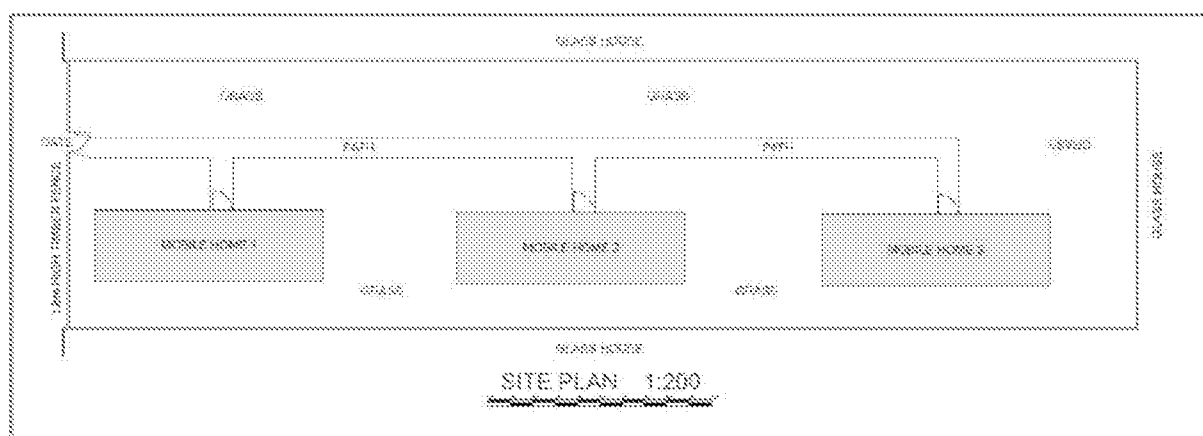


Figure 7: Site Plan of Existing 3 Mobile Homes

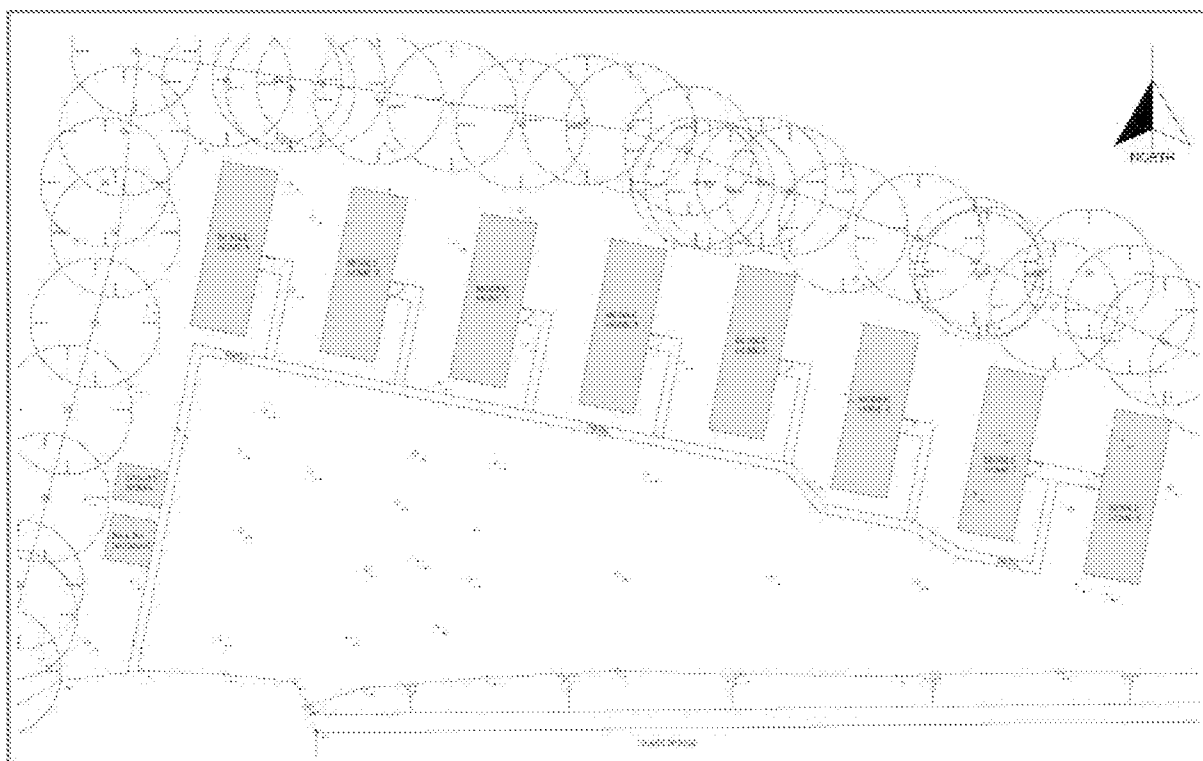


Figure 8: Proposed Site Plan of 8 Mobile Homes, Hardstanding and Service Building

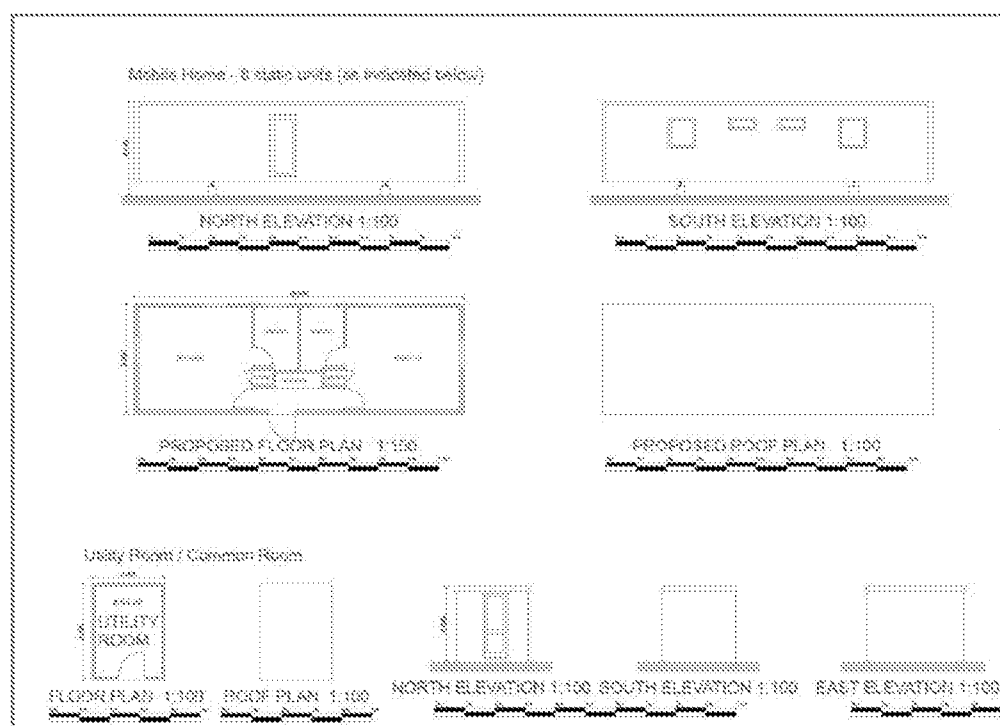


Figure 9: Proposed Elevations of 8 Units and Service Building

5. RELEVANT PLANNING POLICY

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.2. The Development Plan comprises:
 - The Arun Local Plan 2011-2031 (Adopted July 2018);
 - Yapton Neighbourhood Plan; and
 - Barnham Neighbourhood Plan.
- 5.3. Material considerations include the Government policies contained in the National Planning Policy Framework (NPPF), Government Guidance in the National Planning Practice Guidance (NPPG), Adopted Supplementary Planning Documents and Supplementary Planning Guidance (SPD's & SPG's).

The National Planning Policy Framework

- 5.4. The NPPF and NPPG sets out the Government's planning policies for England and how these are expected to be applied.
- 5.5. Paragraph 7 states, the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.6. Paragraph 8 states, achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways.
- 5.7. Paragraph 10 states, so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.
- 5.8. Paragraph 11 explains that for decision-taking this means *"approving development that accords with an up-to-date Development Plan without delay; or where there are no relevant development plan policies, or the 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; 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."*
- 5.9. Paragraph 12 states, the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision-making.

- 5.10. Paragraph 38 requires LPA's to approach decisions on proposed development in a positive and creative way, use the full range of planning tools available to work proactively with applicants to secure developments that will improve the social and environmental conditions of the area.
- 5.11. Paragraph 47 states, planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.
- 5.12. Chapters 5 seeks to support the Government's objective of significantly boosting the supply of homes.
- 5.13. Paragraph 61 states, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 5.14. Paragraph 68 states, small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.
- 5.15. Paragraph 73, amongst other matters states, Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer of:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the Local Planning Authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted Plan, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 5.16. Paragraph 74 states, five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted Plan, or in a subsequent annual position statement which:
- Has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
 - Incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.
- 5.17. Paragraph 75 states, to maintain the supply of housing, Local Planning Authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the Local Planning Authority's housing requirement over the previous three years, the Authority should prepare an action plan in line with national planning

guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.

- 5.18. Paragraph 77 states, in rural areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 5.19. Paragraph 79 states planning policies and decisions should avoid the development of isolated homes in the countryside, unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - The development would re-use redundant or disused buildings and enhance its immediate setting;
 - The development would involve the subdivision of an existing residential dwelling; or
 - The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 5.20. Paragraph 80 states, planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Furthermore, it states 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.
- 5.21. In supporting a prosperous rural economy it states planning policies and decisions should enable:
- The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - The development and diversification of agricultural and other land-based rural businesses;
 - Sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

- 5.22. Paragraph 84 states 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, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 5.23. Chapter 9 relates to promoting sustainable transport. Paragraph 103 requires the planning system to actively manage patterns of growth and focus significant new development in locations which are, or can be made, sustainable.
- 5.24. Paragraph 109 states, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.25. Chapter 11 relates to making effective use of land. Paragraph 117 states, decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.26. Paragraph 122 states, decisions should support development that makes efficient use of land, taking into account:
- The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - Local market conditions and viability;
 - The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - The importance of securing well-designed, attractive and healthy places.
- 5.27. Chapter 12 relates to achieving well-designed places and confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 requires planning policies and decisions to create places that are safe, inclusive and accessible; and which promote health and well-being.
- 5.28. Paragraph 130 states, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

- 5.29. Chapter 15 is focused on conserving and enhancing the natural environment. Paragraph 170 requires planning policies and decisions to contribute to, and enhance the natural and local environment by minimising impacts on, and providing net gains for biodiversity.
- 5.30. Paragraph 175 advises that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for, then planning permission should be refused.
- 5.31. Paragraph 180 states decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Arun Local Plan

- 5.32. The Arun Local Plan 2011-2031 (ALP) was adopted in July 2018. It sets out the strategy for growth in the District to 2031. The most relevant policies to this proposal are as follows:
- 5.33. Policy SD SP1 - Sustainable Development: Reiterates the NPPF support of sustainable development, and confirms that the Council will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible.
- 5.34. Policy C SP1 - Outside the Built-Up Area Boundaries: Land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is, amongst other matters, for the operation needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste allocation within the West Sussex Waste Local Plan.
- 5.35. Policy GI SP1 - Green Infrastructure and Development: Requires Green Infrastructure to be considered at an early stage in the design process, and seeks for new major development to be designed to protect and enhance existing green infrastructure and the connections between them. In particular, it requires the GI Network to be protected from light pollution to ensure that areas defined by their tranquility are protected from the negative effects of light in development. Development proposals should identify opportunities to connect existing GI assets with the coast, SDNP or to the inland villages.
- 5.36. Policy LAN DM1 - Protection of Landscape Character: Protects landscape character and requires development to respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.
- 5.37. Policy H DM 3 - Rural Workers' Dwellings: Confirms permission for temporary accommodation for seasonal horticultural workers will only be granted in exceptional circumstances, where there is clear evidence that the structures are absolutely essential for the provision of staff accommodation to facilitate the economic running of a farm or horticultural holding and providing that:
- There is no suitable alternative means of providing the accommodation;

- The structures are recognised as an interim measure and approved on a temporary basis only, subject to seasonal and temporary occupancy conditions. Planning conditions/obligations shall be used to limit the duration of the proposed use;
- The structures are sited in order to minimise their visual impact on the surrounding area;
- The structures are designed to provide adequate accommodation which complies within minimum health standards;
- The structures are designed and sited to meet normal and technical requirements including access, hardstanding, fire resistance and light ventilation;
- Any drainage issues are satisfactorily addressed; and
- All other necessary services to serve the dwelling(s) exist.

- 5.38. Policy D SP1 - Design: Reflects the NPPF's emphasis on good design, and requires all development to make efficient use of land, but reflect the characteristics of the site and local area. It sets out that development proposals should be derived from a thorough site analysis and context appraisal and consideration of sustainable design.
- 5.39. Policy D DM1 - Aspects of Form and Design Quality: Outlines 11 key areas individual schemes should respond to, including bulk, mass, materials, height, detailing, amenity, density and scale issues.
- 5.40. Policy D DM2 - Internal Space Standards: States internal spaces to be an appropriate size (having regard to the exceptions that may apply) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.
- 5.41. Policy T SP1 - Transport and Development: Seeks to ensure that new development is served by safe and appropriate access to the highway network, contributes to highway improvements and promotes sustainable transport. Policy T DM1 follows on from this and requires development to prioritise safe pedestrian and cycle access and be located within easy access of established public transport.
- 5.42. Policy ENV SP1 - Natural Environment: Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment, with new areas of habitat provided where possible.
- 5.43. Policy ENV DM4 - Protection of Trees: Confirms that existing areas of trees and woodland should be protected during development, and that applications where there are existing trees on or adjacent to the site, the application should be accompanied by Land and Tree Surveys, a Tree Constraints Plan, and an Arboricultural Impact Assessment and Method Statement.
- 5.44. Policy ENV DM5 - Development and Biodiversity: Reflects the NPPF's requirement for development to achieve a net gain in biodiversity, and protect existing habitats on site, and the requirement for appropriate surveying and mitigation measures where there is evidence of protected species on a development site.

- 5.45. Policy W SP1 - Water: Encourages water efficiency measures and protection of water resources. It also confirms that the Council will support development that is appropriately located, taking account of flood risk and promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems, and reduces the risk of flooding.
- 5.46. Policy W DM1 - Water Supply and Quality: Seeks to ensure that sufficient water supply can be provided to new development, which is not detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation.
- 5.47. Policy W DM2 - Flood Risk: Development in areas at risk of flooding will only be permitted where criteria is satisfied.
- 5.48. Policy W DM3 - Sustainable Urban Drainage Systems: Sets out the detailed requirements for Sustainable Urban Drainage Systems, in order to increase the levels of water storage and capture and to improve water quality.
- 5.49. Policy QE SP1 - Quality of the Environment: Requires all development to contribute positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.
- 5.50. Policy INF SP1: Infrastructure Provision and Implementation: Confirms the Council will support development proposals which provide or contribute towards the infrastructure and services needed to support development to meet the needs of occupiers and users of the development and existing community.

6. YAPTON NEIGHBOURHOOD PLAN

- 6.1. The eastern part of the nursery falls within Yapton Parish. The Yapton Neighbourhood Plan (YNP) was made on the 05 November 2012 and forms part of the Development Plan of the District. The following policies are considered relevant.
- 6.2. Policy BB1: Built-up Area Boundary: The development of Yapton Village shall be focused within the built-up area boundary as identified in the Plan. Development proposals will be supported within the built-up area boundary subject to compliance with other policies in the Development Plan.
- 6.3. Development proposals outside the built-up area boundary will not be permitted unless:
- They represent proposals to deliver the site allocations (Policies SA1 and SA2); or
 - They relate to necessary utilities infrastructure and where no reasonable alternative location is available; or
 - They relate to additional allocations for housing land in accordance with Policy H1; or
 - They propose new or relocated health or community facilities in accordance with Policies KS1 and KS2.

- 6.4. Policy E3: Protection of Natural Habitats: Development proposals that would result in either the loss of, or unacceptable harm to, an existing area of natural habitat will not be permitted unless certain criteria are met.
- 6.5. Policy E4: Minimising the Environmental Impact of Development: Development will be expected to retain well-established features of the landscape, including mature trees, species-rich hedgerows and ponds. If there is significant loss of trees and shrubs as part of the development, then new provision will be expected elsewhere on the site.
- 6.6. Policy E5: Enhancement of Biodiversity: In order to retain and encourage biodiversity, flood attenuation ponds should, where possible, be included in the design of development proposals and these should incorporate links and corridors for wildlife. If this is not possible, then other forms of Sustainable Urban Drainage Systems (SuDS) should be provided.
- 6.7. Policy E6: Green Infrastructure and Development: Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Parish.
- 6.8. A review of the 'made' Yapton Neighbourhood Plan is currently underway, however, this is in the early stages and no consultation has yet taken place on the revised Plan.

7. BARNHAM NEIGHBOURHOOD PLAN

- 7.1. The western part of the nursery falls within Barnham Parish. The Barnham Neighbourhood Plan (BNP) was made following a referendum on 02 July 2014 and forms part of the Development Plan of the District.
- 7.2. Barnham Parish Council (BPC) acknowledge the Plan is now out of date and in need of revision to align it with the newly adopted Arun DC Local Plan. BPC are currently undertaking Regulation 14 Consultation between 23 November 2020 - 15 January 2021.
- 7.3. Due to the early stage of Plan preparation the following policies of the made BNP are considered relevant.
- 7.4. Policy ES1: Flooding, Drainage and New Development: New development should aim to reduce the overall level of flood risk in the area.
- 7.5. ES5: Quality of Design: All new development within the Parish's should be of a high quality design, and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide.
- 7.6. ES6: Contribution to Local Character: New development should contribute positively to the character of the two villages, and should reflect the design qualities of their time.

8. ARUN DESIGN GUIDE

- 8.1. The revised Design Guide will be taken to Planning Policy Sub-Committee to be agreed and referred to Full Council of 13 January 2021 for Adoption.

8.2. The ADG outlines a series of overriding design objectives, including:

- Local Distinctiveness, Character and Identity;
- Cohesive and Vibrant Neighbourhoods;
- Diversity;
- Ease of Movement;
- Accessibility and Inclusion;
- Legibility & Integration;
- Adaptability and Future Needs;
- Safety, Security & Crime Prevention;
- Efficient Use of Natural Resources;
- Innovation;
- Climate Change and Sustainability;
- Good Streets and Spaces; and
- Well-Designed Buildings.

9. HOUSING LAND SUPPLY

9.1. ADC's Monitoring Report (April 2018 - March 2019) states the Council have a 3.7 year housing land supply. In light of such, projecting forwards, ADC need to find additional land for housing.

9.2. The 2019 Housing Delivery Test confirmed the following for the District:

- Total Number of Homes Required (2016-2019) = 2,934;
- Total Number of Homes Delivered (2016-2019) = 1,997;
- Measurement = 68%; and
- Consequence = Buffer.

9.3. Results have confirmed ADC have significantly under supplied against their housing target over the previous 3 years. The LPA therefore must include a 20% buffer in calculating future housing needs. As ADC are currently unable to demonstrate a five year housing land supply, the Development Plan is deemed to be out of date. It is however accepted that policies carry some weight in the decision-making process.

10. PLANNING CONSIDERATIONS

10.1. The following matters are considered the main issues and each are now considered in turn:

- Principle of Development;
- Rural Workers' Accommodation Need;
- Impact on Amenity;
- Ecology;
- Trees and Landscaping;
- Flooding and Drainage;
- Highways, Access & Parking; and
- Other Matters - Affordable Housing.

Principle Of Development

- 10.2. The site lies outside the built-up area boundary where the principle of development is generally considered unacceptable, unless certain criteria are met. Development Plan policies seek to exert a strict control over new development in the countryside to protect its intrinsic character and beauty.
- 10.3. Policy C SP1 of the ALP states that outside the built-up area boundaries land will be defined as countryside and development will only be permitted in the countryside where the criteria set out in Policy C SP1 is met, or there is a strong justification for a countryside location. One of the exception tests set out in Policy C SP1 (a) is that development will be permitted in the countryside where it is *"for the operational needs of agriculture, horticulture..."*
- 10.4. As the application seeks permission for temporary seasonal horticultural workers' accommodation (8 mobile homes and 3 retrospective mobile homes), it would meet the criteria for Policy C SP1 (a) for permissible development in the countryside.
- 10.5. On this basis, it is submitted the principle of development is acceptable and meets the requirements of Policy C SP1.

Rural Workers' Accommodation Need

- 10.6. The ALP confirms the commercial horticulture industry has a significant presence in the areas surrounding Angmering, Barnham and Pagham, and is a key employment sector in the District. This position is reinforced in the Council's Economic Strategy.
- 10.7. It is acknowledged employment in horticulture is particularly seasonal and consequently there are demands to house transient and/or migrant workers. In light of such, the ALP acknowledges there has been a tradition within the District to provide temporary accommodation for seasonal workers on a season by season basis in the horticultural industry. The ALP does however confirm occupation of the accommodation must be limited to particular seasons only and would not be permitted for permanent residential use.

- 10.8. Policy H DM3: Rural Workers' Dwellings of the ALP confirms permission for temporary accommodation for seasonal horticultural workers will only be granted in exceptional circumstances, where there is clear evidence that the structures are absolutely essential for the provision of staff accommodation to facilitate the economic running of a farm or horticultural holding and providing that:
- There is no suitable alternative means of providing the accommodation;
 - The structures are recognised as an interim measure and approved on a temporary basis only, subject to seasonal and temporary occupancy conditions. Planning conditions/ obligations shall be used to limit the duration of the proposed use;
 - The structures are sited in order to minimise their visual impact on the surrounding area;
 - The structures are designed to provide adequate accommodation which complies within minimum health standards;
 - The structures are designed and sited to meet normal and technical requirements including access, hardstanding, fire resistance and light ventilation;
 - Any drainage issues are satisfactorily addressed; and
 - All other necessary services to serve the dwelling(s) exist.
- 10.9. In order to demonstrate the above policy requirements have been met, a Supporting Agricultural Statement 'Permanent Siting of Seasonal Worker Accommodation Units', prepared by Reading Agricultural Consultants, forms part of the application.
- 10.10. The Report provides an overview of the business and its operational needs with respect to staff requirements. As set out in the Report, the glasshouses require 45-50 permanent staff and 20 seasonal staff. The pack house relies on seasonal labour with around 10 permanent staff and 50 seasonal staff, some of which remain on site after the season to help in the clearing and preparation for the arrival of the new tomato plants.
- 10.11. The nursery attracts employees from Eastern Europe. All seasonal workers have Settled Status as part of the EU Settlement Scheme. For the reasons set out in the Report, it is unlikely that local residents would wish to work in horticulture given the working hours, conditions and rates of pay.
- 10.12. Seasonal workers have historically had difficulties in obtaining privately rented properties therefore, in order to attract overseas employees, there is a need for mobile homes to be provided and available on site.
- 10.13. As set out in the Report, seasonal workers are a vital component of agricultural and horticultural businesses across the UK, and particularly in the Arun District area. Without seasonal workers the industries would be at risk of not being able to compete with the international markets.
- 10.14. From a business perspective, it is considered there is great organisational, time, and cost efficiency for employees and employers in having the labour force resident on site, as staff are on hand for the early hours of harvesting in the glasshouses and working in the pack house.

- 10.15. As set out in the Report, there are no other properties/facilities available on site to provide accommodation. With respect to obtaining accommodation locally, it is submitted seasonal workers are not able to afford rental levels as applicants are required to prove an income 2.5 times the annual rent. In addition, landlords require references, a credit check, bank references and in some cases, a guarantor for the rent. In any event, accommodation off site is not suitable for seasonal employees would not wish to sign up to a six or twelve month tenancy agreements.
- 10.16. In line with policy requirements the mobile homes would be sited permanently, however, they would be occupied by seasonal workers between March to October each year. The units would be unoccupied between November to February. It is understood permission would be granted on a permanent basis and planning conditions/obligations shall be used to limit the duration of the proposed use.
- 10.17. The 8 mobile homes are proposed in the eastern part of the nursery in a discrete location. The northern and western boundaries are screened and will minimise the visual impact of the units on the surrounding area. The 3 existing units are located adjacent to the pack house and are placed between the existing glasshouses. They are not visible within the wider site/area.
- 10.18. The additional 8 mobile homes would each measure 10.9m x 3.6m and would benefit from the provision of a service building. Private amenity space would also be provided. The existing 3 mobile homes each measure 10.2m x 3.2m. It is submitted the mobiles homes are designed to provide adequate accommodation which complies within minimum health standards. Furthermore, the structures are designed and sited to meet normal and technical requirements including access, hardstanding, fire resistance and light ventilation. All other necessary services to serve the dwelling(s) exist.
- 10.19. Matters relating to drainage have been satisfactorily addressed, further detail is set out below.
- 10.20. The provision of mobile homes on site will enable the nursery to attract seasonal workers from overseas which in turn will ensure the viable and efficient operation of the nursery. In today's economic climate with the uncertainty of COVID and Brexit it is imperative locally business are supported and can remain competitive and responsive to its customers.
- 10.21. For the reasons set out above, it is submitted the proposed development is wholly in accordance with Policy H DM3.

Impact On Amenity

- 10.22. The 8 mobile homes are proposed along the northern boundary. Due to the presence of existing trees and mature scrub and hedging, the units would not be visible from the road. The western boundary also benefits from vegetation and so provides screening to the adjacent residential property.
- 10.23. The 3 existing units are located adjacent to the pack house and placed between the existing glasshouses. Due to their discrete location they are not visible within the wider site and therefore would not adversely impact on amenity.

- 10.24. The mobile homes would not represent 'overdevelopment'. The siting of the new units would be somewhat tucked away within the site, in the eastern corner of the nursery, and would be screened from the main road and adjacent residential property. No external lighting and/or additional car parking is proposed. Additional trees, planting and hedgerows to reduce noise, visual impacts and provide additional screening to the adjacent residential unit would be provided on the western boundary. It is therefore submitted the mobile homes would not negatively impact neighbouring amenity.
- 10.25. The size and appearance of the mobile homes comply with the Caravan Act 1968. Due to the single storey scale and the presence of other outbuildings and glasshouses in the nursery the development would integrate comfortably with its surroundings.
- 10.26. On this basis, the proposal would be in accordance with Policy D SP1 and Policy D DM1 of the ALP and Policy ES5 and ES6 of the BNP.

Ecology

- 10.27. The application is supported by a Preliminary Ecological Appraisal (PEA), prepared by The Ecology Partnership.
- 10.28. An extended Preliminary Ecological Appraisal (PEA) was undertaken on 18 November 2020. The accompanying Report confirms there are no Nationally Designated Sites within 2km of the red line boundary. There is one Internationally Designated Site within 10km of the site. Duncton to Bignor Escarpment (Special Area of Conservation – SAC and SSSI) is located approximately 8.5km north of the site.
- 10.29. As set out in the Report, the habitats on site are not considered to have potential for supporting reptiles and nesting birds. None of the trees on site were considered suitable to support roosting bats.
- 10.30. The Report confirms the tree line and scrub sections on site could provide foraging and commuting opportunities for bats. In light of such, the tree line and scrub areas will be retained and suitably buffered from any future development.
- 10.31. Given there are no standing structures on site to assess for roosting bat potential no further surveys are recommended.
- 10.32. The site was not considered to support species such as dormice and no evidence of badgers was identified.
- 10.33. The Report confirms four waterbodies were detected within 250m of the site. Three of these (WB1, WB3 and WB4) were ruled out of the assessment. With respect to WB2, given the limited extent of suitable habitat present on site and the proposed retention of trees and scrub, the Report confirms the proposals are considered highly unlikely to impact Great Crested Newts. In light of such, no further survey work is recommended for this species.
- 10.34. The PEA recommends a number of biodiversity enhancements and improvements on site. These comprise:

- Sensitive site clearance;
- Management of the semi-improved grassland area to be continued;
- Retention of existing trees and vegetation;
- Installing lighting, only if there is a significant need;
- Enhancement planting for the perimeter of the site;
- Open spaces planted with wildflower species;
- Bat friendly features such as bat boxes to enhance the roosting opportunities for bats in the area;
- Bird boxes; and
- Log and brush piles.

10.35. The applicant is amenable to the provision of biodiversity enhancements and improvements on site in order to achieve a net gain for biodiversity and nature.

10.36. On this basis, the proposal reflects the requirements of Policy ENV DM5 and Policy EH6 of the ALP, Policy E3; Policy E4; Policy E5; and Policy E6 of the YNP and Policy ES6 of the BNP.

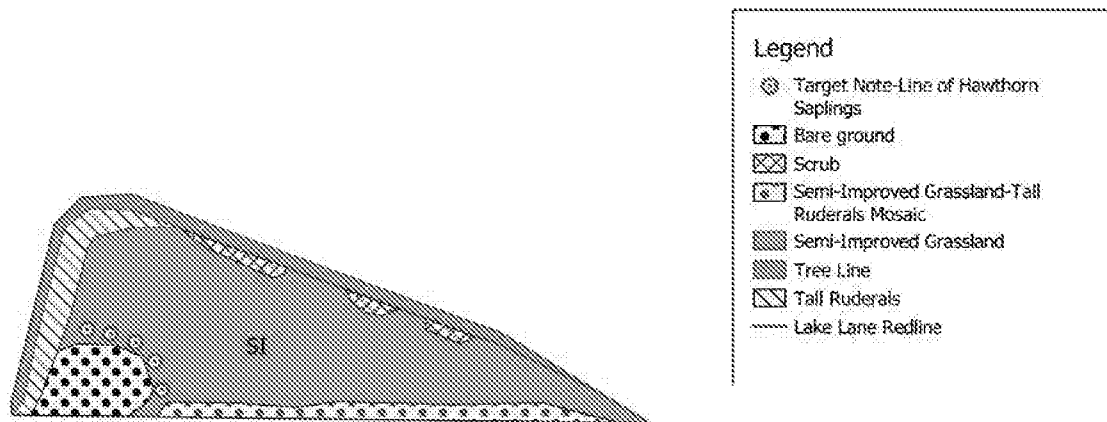


Figure 10: Habitat Map

Trees And Landscaping

10.37. The application is supported by a Tree Survey and Tree Constraints Plan.

10.38. The 8 additional mobile homes are proposed along the northern boundary outside of existing vegetation and Tree Protection Areas.

10.39. The application does not propose the removal of any trees. Additional trees, planting and hedgerows to reduce noise, visual impacts and provide additional screening to the adjacent residential unit would be provided on the western boundary.



Figure 11: View of Existing Tree Line and Vegetation on Northern Boundary

10.40. The proposed development makes the best possible use of land by reflecting and improving upon the character of the site and the surrounding area, in terms of scale, siting, layout, density, building materials and landscaping. In line with policy requirements, development will incorporate existing and new tree planting as an integral part of proposals.

10.41. On this basis, the proposal reflects the requirements of Policy LAN DM1; Policy GI SP1; Policy ENV SP1; and ENVDM4 of the ALP, Policy E3; Policy E4; Policy E5; and Policy E6 of the YNP and Policy ES6 of the BNP.

Flooding And Drainage

10.42. Policy W DM1 advises that proposals for minor development on sites within the Lidsey Wastewater Treatment Works Catchment Area must be accompanied by a Drainage Impact Assessment that must take account of the individual and cumulative impact upon foul water disposal, flood storage capacity, and surface water drainage or flood flows. In addition, Policy W DM3 states that all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SuDS) systems.

10.43. The site is within the Lidsey Water Treatment Catchment Area and in an area of known high groundwater. The site is located within Environment Agency Flood Zone 1 (lowest risk of flooding), see Figure 12.

10.44. Infiltration has been investigated and the application is supported by a Surface Water Drainage and SuDS Assessment.

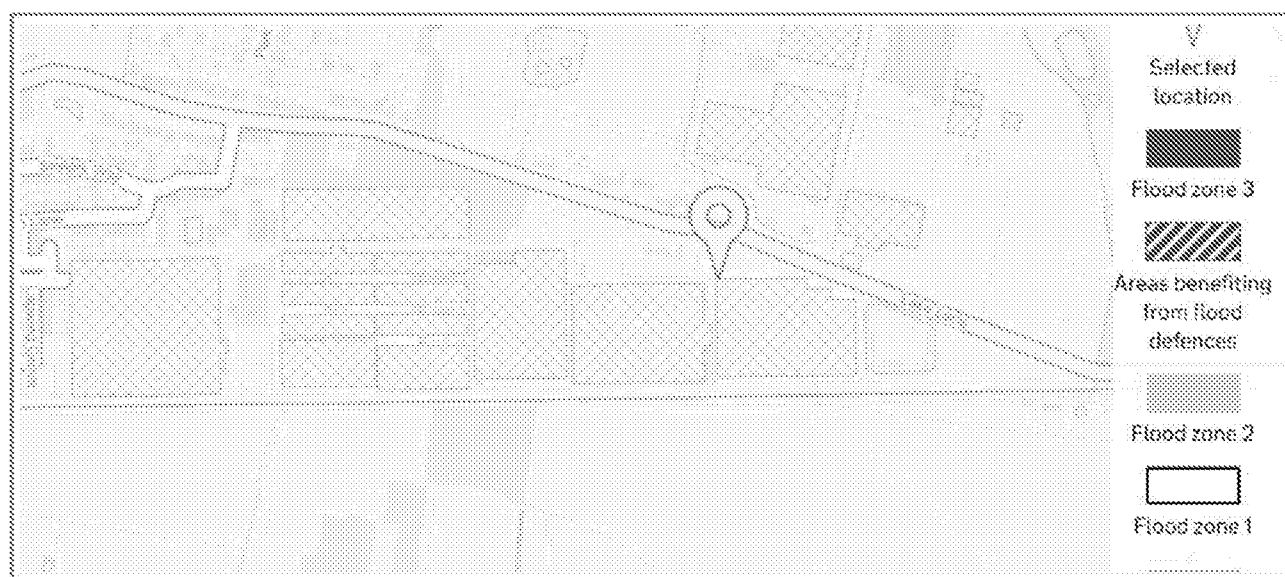


Figure 12: Environment Agency Flood Map for Planning

- 10.45. As set out in the Report soakaway testing confirmed that the clayey nature of the underlying superficial deposits results in slow infiltration drainage conditions across the site. In light of such the site is not considered suitable for the adoption of traditional soakaways or other similar methods of surface water disposal.
- 10.46. In line with national guidance, the drainage proposals aim to manage the proposed runoff to as close as practicable greenfield runoff rates. The calculated greenfield runoff rates are however very low for the existing drained areas, and therefore it is considered not practicable to restrict runoff to such low rates given the risk of blockage to the flow controls that would be required to achieve this.
- 10.47. In light of ground conditions, the application proposes to provide water butts to the caravans to collect water butts for re-use, drain partially by infiltration into the rain shadow under the caravans and any excess to be drained into the existing storm drainage provided to the existing greenhouses on the site and re-used within the wider site. As set out in the Report, the applicant will manage and maintain the SuDS devices.
- 10.48. In line with national planning policy requirements the accompanying Report confirms the proposed development can be accommodated without increasing flood risk within the locality.
- 10.49. On this basis it is submitted the proposed development is wholly in accordance with Policy W DM1; Policy W DM2; and Policy W DM3 of the ANP and Policy ES1 of the BNP.

Highways, Access And Parking

- 10.50. As set out above, access to the site will continue to be off Lake Lane, via the main entrance to the nursery. The application does not propose any changes to existing access arrangements.
- 10.51. No additional car parking is proposed. It is not considered that car ownership amongst seasonal workers will be high and therefore, the provision of additional spaces is not required.

10.52. It is noted the Arun Parking Standards SPD does not set out parking standards for caravans or agricultural workers' accommodation and it is therefore submitted it is not appropriate to impose the residential standard to the application.

10.53. On this basis, it is submitted the proposed development is in accordance with Policy T SP1; and Policy TDM1 of the ALP.

11. CONCLUSION

- 11.1. The proposal, submitted on behalf of The Sussex Green House Ltd, is seeking planning permission for the permanent siting of temporary seasonal horticultural workers' accommodation (8 mobile homes and 3 retrospective mobile homes), hardstanding and service building on land Lake Lane, Barnham.
- 11.2. The site forms part of The Sussex Green House Ltd (former Eric Wall Nursery) which lies to the south of Lake Lane and to the north of the railway line. The nursery has been in horticultural use since the 1970s and specialises in growing tomatoes.
- 11.3. The application site for the 8 new mobile homes, hardstanding and service building lies in the eastern part of the nursery. The site is currently vacant and comprises grassland with a line of trees and scrub along the western and northern boundaries.
- 11.4. The application also seeks retrospective permission for 3 mobile homes which lie adjacent to the pack house. The existing mobile homes are placed horizontally in between the existing glasshouses.
- 11.5. The units are traditional mobile homes and would be set on concrete blocks. In line with the Caravan Act, the mobile units comply with requirements with respect to length (20m), width (6.8m) and overall height³ (3.05m).
- 11.6. For the reasons set out above, the proposed development meets the requirements of Policy C SP1 and is considered acceptable in principle.
- 11.7. The application is supported by a Supporting Agricultural Statement, 'Permanent Siting of Seasonal Worker Accommodation Units', to demonstrate the essential need for temporary accommodation.



Figure 13: Existing Access to Nursery

³ Internally from the floor at its lowest to the ceiling at its highest

- 11.8. The nursery attracts employees from Eastern Europe. Without seasonal workers the nursery would be at risk of not being able to compete with the international markets. The provision of mobile homes will enable the business to attract European seasonal workers and ensure the viable and efficient operation of the nursery.
- 11.9. Due to the size, single storey nature and appearance of the mobile homes, the units would integrate comfortably within the wider site and would not adversely impact residential amenity.
- 11.10. Existing trees and vegetation would be retained and would be incorporated as an integral part of proposals.
- 11.11. The application is supported by a Surface Water Drainage and SuDS Assessment which confirms the proposal can accommodate the necessary SuDS systems required in order to meet national and local policy requirements.
- 11.12. The application does not propose any changes to existing access arrangements and no additional car parking is proposed.
- 11.13. ADC are currently unable to demonstrate a five year housing land supply. In line with national policy, the Development Plan is deemed to be out of date. In such cases Paragraph 11(d) of the NPPF states that where housing supply policies are out of date a *"presumption in favour of sustainable development"* must be applied and permission granted, unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits."*
- 11.14. For the reasons set out above, it is considered the application represents sustainable development. With respect to the Economic perspective, the proposal would attract seasonal workers and ensure the long-term viability of the nursery. The additional spend in providing the mobile homes would provide a benefit to the local economy. This factor weighs in the scheme's favour. From a Social perspective, the proposal would support the community by providing seasonal accommodation which would contribute to meeting local housing needs. This factor weighs in the scheme's favour. In addition, from the Environmental perspective, the proposal would retain existing landscape features and provide additional landscaping which would provide enhanced biodiversity and nature benefits.
- 11.15. The proposed scheme complies with national and local planning policies. On this basis, and inline with the NPPF, there are no material considerations that weigh against the scheme, and planning permission should be granted.

APPENDIX 1

PLANNING HISTORY



PUBLIC SITE HISTORY

The enclosed information is a complete record of the planning applications and Building Regulation submissions received against this property/site since 1948 compiled from our available records.

It is, as far as we are aware, a true and accurate record, however this Authority accepts no liability for any errors or omissions.

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

Any queries please refer to:

Miss N Spencer, Technical Support Unit: Telephone 01903 737500 ext. 37446

SITE HISTORY

APPLICATIONS FOR SITE REFERENCE Y-7-60

Location: Skylark Way + Songthrush Lane + Lapwing Grove Part site still Pollards Nursery & Rose Terrace (MS) & Oval Auto Lake Lane Lake Lane PO22 0AD

Grid Ref: **East** 496700 **North** 104550

OS Sheet No.s: 110/11 13-6 SU9604 SU9704

OS Plot No.s:

Classifications:

ADOPTED LOC PLN
OUTS BUILT AREA
SPEC CONT ADVTS
OHED ELECT LINE
NO PUBLIC SEWER
TREE PRES ORDER
PD RESTRICTION

Related Sites

Site No	Location	Relationship
10091568990	15 Songthrush Lane	PS
10091570236	34 Lapwing Grove	PS
BN-PS-LELERETE1	1 Rose Terrace	PS
BN-PS-LELERETE2	2 Rose Terrace	PS
BN-PS-LELERETE3	3 Rose Terrace	PS
BN-PS-LELERETE4	4 Rose Terrace	PS
BN-PS-LELERETE5	5 Rose Terrace	PS
BN-PS-LELERETE6	6 Rose Terrace	PS

Application: BN/8/97

Description: Demolition of glasshouses and rebuilding of glasshouse on site P1/P2. Installation of new boiler/provision of chimney

Address: Pollards Lake Lane Barnham

Decision: ApproveConditionally

Date: 16-07-97 **Issued:** 16-07-97

Appeal Dec:

Date:

Application: Y/28/97

Description: Demolition of glasshouses & rebuilding of glasshouses on sites P1/P2 & SZ & construction of new glasshouse L. Installation of new boiler/provision of chimney (Dual Parish with BN/8/97)

Address: Pollards Lake Lane Yapton

Decision: Withdrawn

Date: 05-06-97 **Issued:** 05-06-97

Appeal Dec:		Date:			
Application:	BN/20/97				
Description:	Construction of new boilerhouse				
Address:	Pollards Lake Lane Barnham				
Decision:	ApproveConditionally	Date:	02-09-97	Issued:	02-09-97
Appeal Dec:		Date:			
Application:	BN/30/97				
Description:	Construction of new boilerhouse (amendment to BN/20/97).				
Address:	Pollards Lake Lane Barnham				
Decision:	ApproveConditionally	Date:	12-12-97	Issued:	12-12-97
Appeal Dec:		Date:			
Application:	Y/30/98/				
Description:	Demolition of glasshouse and re-building of glasshouse on site SZ. Construction of new glasshouses on sites L1, L2, L3 including provision of toilets, installation of boiler and provision of chimney. Construction of 2 reservoirs. (This application affects a Public Right of Way). Dual Parish with BN/10/98 (Main File).				
Address:	Pollards Lake Lane Barnham				
Decision:	ApproveConditionally	Date:	14-01-99	Issued:	14-01-99
Appeal Dec:		Date:			
Application:	BN/10/98/				
Description:	Demolition of glasshouse and re-building of glasshouse on site SZ. Construction of new glasshouses on sites L1, L2, L3 including provision of toilets, installation of boiler and provision of chimney. Construction of 2 reservoirs. (This application affects a Public Right of Way). Dual Parish with Y/30/98.				
Address:	Pollards Lake Lane Barnham				
Decision:	ApproveConditionally	Date:	13-01-99	Issued:	13-01-99
Appeal Dec:		Date:			
Application:	BN/9/98/				
Description:	Extension to packhouse & new toilets together with refurbishment of existing building for office use				
Address:	Pollards Lake Lane Barnham				
Decision:	ApproveConditionally	Date:	23-06-98	Issued:	23-06-98
Appeal Dec:		Date:			
Application:	BN/4/99/BR				
Description:	Construction of new toilet block.				
Address:	Pollards Lake Lane Barnham				

Decision:	Passed Condit'n	Date:	28-04-99	Issued:	28-04-99
Appeal Dec:		Date:			
Application:	Y/32/01/				
Description:	Extend the existing 15m telecommunications tower by 5 m (Dual Parish with BN/20/01)				
Address:	Eric Wall Ltd Lake Lane Barnham				
Decision:	ApproveConditionally	Date:	06-08-01	Issued:	06-08-01
Appeal Dec:		Date:			
Application:	BN/20/01/				
Description:	Extend the existing 15m telecommunications tower by 5m (Dual Parish with Y/32/01)				
Address:	Eric Wall Ltd Lake Lane Barnham				
Decision:	ApproveConditionally	Date:	06-08-01	Issued:	06-08-01
Appeal Dec:		Date:			
Application:	BN/14/03/				
Description:	Construction of new glasshouses on sites L1 and L2 including provision of toilets, installation of boiler and provision of chimney. Construction of 2 reservoirs. (This application affects a Public Right of Way) - Main File (Dual Parish with Y/14/03).				
Address:	Pollards Lake Lane Barnham				
Decision:	App Cond with S106	Date:	13-10-04	Issued:	13-10-04
Appeal Dec:		Date:			
Application:	Y/14/03/				
Description:	Construction of new glasshouses on sites L1 and L2 including provision of toilets, installation of boiler and provision of chimney. Construction of 2 reservoirs. (This application affects a Public Right of Way) - Dual Parish with Main File BN/14/03).				
Address:	Pollards Lake Lane Barnham				
Decision:	App Cond with S106	Date:	13-10-04	Issued:	13-10-04
Appeal Dec:		Date:			
Application:	BN/18/05/				
Description:	Construction of reservoir (amendment to applications BN/14/03 & Y/14/03) Main File - Dual Parish with Y/41/05.				
Address:	Pollards Lake Lane Barnham				
Decision:	Approve	Date:	05-08-05	Issued:	05-08-05
Appeal Dec:		Date:			
Application:	Y/41/05/				
Description:	Construction of reservoir (amendment to applications Y/14/03 & BN/14/03) - Dual Parish with Main File BN/18/05.				

Address:	Pollards Lake Lane Barnham	Date:	05-08-05	Issued:	05-08-05
Decision:	Approve	Date:			
Appeal Dec:					
Application:	BN/13/07/				
Description:	Construction of new packing facility (Departure from the Development Plan)				
Address:	Pollards Nursery Lake Lane Barnham	Date:	18-05-07	Issued:	18-05-07
Decision:	Withdrawn	Date:			
Appeal Dec:					
Application:	BN/2/08/BR				
Description:	Construction of packing building for tomato production				
Address:	Pollards Nursery Lake Lane Barnham	Date:	10-03-08	Issued:	
Decision:	Passed Condit'n	Date:			
Appeal Dec:					
Application:	BN/5/08/				
Description:	Construction of a new packing facility (Resubmission following BN/13/07)				
Address:	Pollards Nursery Lake Lane Barnham	Date:	23-05-08	Issued:	23-05-08
Decision:	ApproveConditionally	Date:			
Appeal Dec:					
Application:	BN/17/10/				
Description:	Development of a a glasshouse, water storage reservoir and boiler room.				
Address:	Eric Wall Ltd Lake Lane Barnham Bognor Regis PO22 0AF	Date:	14-10-10	Issued:	15-10-10
Decision:	ApproveConditionally	Date:			
Appeal Dec:					
Application:	BN/16/12/				
Description:	Outline application with some matters reserved for a development of up to 107 no. residential units (this application is a Departure from the Development Plan)				
Address:	Pollards Nursery Lake Lane Barnham PO22 0AF	Date:	22-11-12	Issued:	22-11-12
Decision:	Refused	Date:	17-10-13		
Appeal Dec:	Allowed+Conditions				
Application:	BN/21/14/PL				
Description:	Application for a Variation of Condition No. 4 imposed under BN/16/12 - alteration of red edge site boundary.				
Address:	Eric Wall Ltd Lake Lane Barnham PO22 0AF	Date:	15-07-14	Issued:	15-07-14
Decision:	ApproveConditionally	Date:			
Appeal Dec:					

Application:	BN/21/15/RES				
Description:	Approval of reserved matters following outline consent BN/16/12/ for the construction of 107 No. residential dwellings with associated internal access roads, footpaths, boundary treatments, attenuation ponds, pumping station, landscape & open space (including allotments).				
Address:	Former Eric Wall Holdings Ltd & Epitair Ltd Lake Lane Barnham PO22 0AF				
Decision:	ApproveConditionally	Date:	02-12-15	Issued:	02-12-15
Appeal Dec:		Date:			
Application:	BN/24/15/PL				
Description:	Demolition of existing office & erection of 1 No. new replacement office.				
Address:	Pollards Nursery Lake Lane Barnham PO22 0AD				
Decision:	ApproveConditionally	Date:	15-09-15	Issued:	15-09-15
Appeal Dec:		Date:			
Application:	BN/38/15/IN				
Description:	Initial notice 50705113 for 107 Residential units & 12 ancillary units				
Address:	Land at Pollards Nursery Lake Lane Barnham PO22 0AE				
Decision:	Accepted	Date:	18-09-15	Issued:	
Appeal Dec:		Date:			
Application:	BN/50/15/BR				
Description:	New office block to provide additional office space				
Address:	Pollards Nursery Barnham PO22 0AE				
Decision:	Passed Condit'n	Date:	19-01-16	Issued:	
Appeal Dec:		Date:			
Application:	BN/66/15/DOC				
Description:	Application for approval of matters reserved by conditions imposed under BN/21/15/RES relating to condition No. 4 - Foul & Surface water drainage designs for phase 1.				
Address:	Former Eric Wall Holdings Lake Lane Barnham PO22 0AF				
Decision:	DOC Refused	Date:	23-05-17	Issued:	23-05-17
Appeal Dec:		Date:			
Application:	BN/65/15/DOC				
Description:	Application for approval of matters reserved by conditions imposed under BN/16/12 relating to conditions 5, 7, 8, 13, 14, 18, 19, 20 & 22				
Address:	Former Eric Wall Holdings Lake Lane Barnham PO22 0AF				

Decision:	DOC Part Approved	Date:	15-02-17	Issued:	15-02-17
Appeal Dec:		Date:			
Application:	BN/1/16/DM				
Description:	Demolition of 9 greenhouses and several small outbuildings				
Address:	Pollards Nursery Lake Lane Barnham				
Decision:	File Closed	Date:	13-05-16	Issued:	13-05-16
Appeal Dec:		Date:			
Application:	BN/15/16/RES				
Description:	Approval of reserved matters following outline consent BN/16/12/ for the reconfiguration of site layout to include the resitting of 4 No. residential buildings.				
Address:	Former Eric Wall Holdings Ltd & Epitair Ltd Lake Lane Barnham PO22 0AF				
Decision:	Withdrawn	Date:	17-02-17	Issued:	06-03-17
Appeal Dec:		Date:			
Application:	BN/19/16/PL				
Description:	Demolition of vacant office building & erection of 7 No. dwellings with associated garaging & landscaping. This application is a Departure from the Development Plan.				
Address:	Land at Pollards Nursery Lake Lane Barnham PO22 0AF				
Decision:	ApproveConditionally	Date:	08-12-17	Issued:	08-12-17
Appeal Dec:		Date:			
Application:	BN/32/16/DOC				
Description:	Application for approval of matters reserved by condition imposed under Appeal ref: APP/C3810/A/13/2193942 (BN/16/12) relating to condition No. 8 (Schedule of materials & finishes to be used for external walls & roofs)				
Address:	Southern Glass Houses Lake Lane Barnham PO22 0AF				
Decision:	DOC Approved	Date:	06-07-16	Issued:	06-07-16
Appeal Dec:		Date:			
Application:	BN/52/16/RES				
Description:	Approval of reserved matters following outline consent BN/16/12 & BN/21/14 for appearance, landscaping & scale for erection of 107 dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, formal & informal play areas & public open spaces, attenuation basins, sewage treatment plant & other associated infrastructure & engineering - Duplicate application of BN/51/16/RES				

Address:	Land of former Pollards Nursery Lake Lane Barnham				
Decision:	ApproveConditionally	Date:	02-03-18	Issued:	02-03-18
Appeal Dec:		Date:			
Application:	BN/51/16/RES				
Description:	Approval of reserved matters following outline consent BN/16/12 & BN/21/14 for appearance, landscaping & scale for erection of 107 dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, formal & informal play areas & public open spaces, attenuation basins, sewage treatment plant & other associated infrastructure & engineering				
Address:	Land at former Pollards Nursery Lake Lane Barnham				
Decision:	ApproveConditionally	Date:	22-09-17	Issued:	22-09-17
Appeal Dec:		Date:			
Application:	BN/54/16/A				
Description:	6No. Pole mounted banner signs & 1No. free standing stack sign at various locations within the site				
Address:	Former Eric Wall holdings Ltd Lake Lane Barnham PO22 0AF				
Decision:	ApproveConditionally	Date:	25-01-17	Issued:	25-01-17
Appeal Dec:		Date:			
Application:	BN/65/16/DOC				
Description:	Application for approval of details reserved by condition no.22 imposed on planning permission BN/16/12 relating to wheel washing provisions				
Address:	Land at former Pollards Nursery Lake Lane Bognor Regis				
Decision:	DOC Approved	Date:	18-01-17	Issued:	18-01-17
Appeal Dec:		Date:			
Application:	BN/66/16/DOC				
Description:	Application for approval of matters reserved by conditions imposed under BN/16/12 relating to conditions 6 - Maintenance of SUDs, Condition 10 & 11 - Tree Retention & Protection, Condition 15 - Energy, Condition 17 - Ecological Enhancement Measures, Condition 18 - Reptile Mitigation, Condition 19 - Bats & Tree Felling & Condition 23 - Road Construction.				
Address:	Land at former Pollards Nursery Lake Lane Bognor Regis				
Decision:	DOC Part Approved	Date:	31-07-18	Issued:	01-08-18
Appeal Dec:		Date:			

Application:	BN/2/17/DOC				
Description:	Application for approval of matters reserved by condition imposed under BN/16/12/ relating to Condition No. 20 (Noise report)				
Address:	Land at former Pollards Nursery Lake Lane Bognor Regis				
Decision:	DOC Approved	Date:	21-12-17	Issued:	21-12-17
Appeal Dec:		Date:			
Application:	BN/32/17/DOC				
Description:	Application for approval of matters reserved by condition imposed under BN/16/12/ (APP/C3810/A/13/2193942) relating to conditions 5-surface water drainage, 6-maintenance of SUDs, 7-foul drainage system, 8-schedule of materials & finishes, 11-scheme for protection of retained trees, 13-plan indicating boundary treatments, 17-ecological enhancement measures, 18-mitigation & translocation plan for reptiles, 19-Ecological Clerk of Works for final bat checks & soft tree felling, 20-mitigation for noise sensitive facades & amenity areas, 21-pedestrian & cycle paths, 23-layout & specifications of & construction programme for roads, including access, footpaths, foul & surface water drainage & means of disposal, 25-pedestrian visibility splays & 26-Travel Plan.				
Address:	Land at former Pollards Nursery Lake Lane Bognor Regis				
Decision:	DOC Part Approved	Date:	31-07-18	Issued:	01-08-18
Appeal Dec:		Date:			
Application:	BN/10/18/DOC				
Description:	Approval of details reserved by condition imposed under BN/52/16/RES relating to condition 5 - Bin Collection Strategy Plan.				
Address:	Land at former Pollards Nursery Lake Lane Bognor Regis				
Decision:	DOC Approved	Date:	27-04-18	Issued:	27-04-18
Appeal Dec:		Date:			
Application:	BN/9/18/DOC				
Description:	Approval of details reserved by condition imposed under BN/51/16/RES relating to condition 5 - Bin Collection Strategy Plan.				
Address:	Land at former Pollards Nursery Lake Lane Bognor Regis				
Decision:	DOC Approved	Date:	27-04-18	Issued:	27-04-18
Appeal Dec:		Date:			

Application:	BN/12/18/DOC				
Description:	Approval of details reserved by condition imposed under BN/52/16/RES relating to condition 6-replacement tree strategy.				
Address:	Land at former Pollards Nursery Lake Lane Bognor Regis				
Decision:	DOC Approved	Date:	27-04-18	Issued:	27-04-18
Appeal Dec:		Date:			
Application:	BN/35/18/DOC				
Description:	Approval of details reserved by condition imposed under BE/16/12/ relating to conditions 5-surface water drainage, 6-maintenance of SUDs, 7-foul drainage system, 8-schedule of materials & finishes, 10-details of existing trees & shrubs, 11-protection of retained trees, 12-provision of public open spaces, 13-details of boundary treatments, 14-landscape management plan, 15-details of low carbon energy sources, 17-ecological enhancement measures, 18-reptile mitigation & translocation plan, Ecological Clerk of Works, 20-noise mitigation measures, 23-layout & specification of & construction program for roads, footpaths, foul & surface water drainage & means of disposal & 25-pedestrian visibility splays.				
Address:	Land at former Pollards Nursery Lake Lane Bognor Regis				
Decision:	DOC Part Approved	Date:	19-12-18	Issued:	19-12-18
Appeal Dec:		Date:			
Application:	DEM/00058/2018				
Description:	Demolition of Pollard House				
Address:	Pollard House Pollard Nursery Lake Lane Barnham PO22 0AD				
Decision:	File Closed	Date:	21-06-19	Issued:	
Appeal Dec:		Date:			
Application:	BN/49/18/PL				
Description:	Variation of condition 2 following the grant of BN/19/16/PL relating to approved plans.				
Address:	Land at Former Pollards Nursery, Lake Lane Barnham PO22 0AF				
Decision:	ApproveConditionally	Date:	01-02-19	Issued:	05-02-19
Appeal Dec:		Date:			
Application:	BN/56/18/IN				
Description:	Initial Notice (50767903) for 7 residential unit(s). Plans attached. Planning reference of BN/19/16/PL.				
Address:	Lake Lane Barnham West Sussex				

Decision:	PO22 0AE	Date:	11-12-18	Issued:	
Appeal Dec:	Accepted	Date:			
Application:	BN/59/18/DOC				
Description:	Approval of details reserved by condition imposed under ref APP/C/3810/A/13/2193942 relating to Condition No 5 surface water drainage, Condition No 6 SUDS system and Condition No 7 foul drainage.				
Address:	Land at Lake Lane Barnham				
Decision:	DOC Approved	Date:	03-07-19	Issued:	03-07-19
Appeal Dec:		Date:			
Application:	BN/5/19/DOC				
Description:	Approval of details reserved by condition imposed under ref BN/49/18/PL relating to Condition Nos 3, 4, 5, 6, 10 and 11.				
Address:	Land at Former Pollards Nursery				
Decision:	DOC Approved	Date:	16-07-19	Issued:	16-07-19
Appeal Dec:		Date:			
Application:	BN/7/19/PL				
Description:	Application for variation of conditions imposed on planning reference BN/16/12 referring to condition 15 - Energy Supply, 16 - Code for Sustainable Homes & 25 - Pedestrian Visibility Splay				
Address:	Land at former Pollards Nursery Lake Lane Bognor Regis				
Decision:	ApproveConditionally	Date:	20-09-19	Issued:	20-09-19
Appeal Dec:		Date:			
Application:	BN/19/20/PL				
Description:	Retention of bin store & bicycle store.				
Address:	Land at former Pollards Nursery Ashdown Vale Songthrus Lane Barnham RG24 8QQ				
Decision:	ApproveConditionally	Date:	03-04-20	Issued:	03-04-20
Appeal Dec:		Date:			
Application:	BN/60/20/PO				
Description:	Application to modify a Planning Obligation dated 03/08/2013 under reference APP/C3810/A/13/2193942 (BN/16/12/) relating to Clause 2.24 to replace obligation with an agreement for a financial contribution.				
Address:	Pollards Nursery Lake Lane Barnham PO22 0AF				
Decision:	Approve	Date:	24-08-20	Issued:	27-08-20
Appeal Dec:		Date:			

Reference:	BN/27/86		
Description:	Continuation of use as offices without complying with Condition 2 of Y/7/60/K		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Approve Cond	Date:	29-09-86
Appeal Dec:		Date:	
Reference:	Y/92/83		
Description:	Replacement agricultural dwelling		
Address:	Pollards Lake Lane Barnham		
Decision:	Refuse	Date:	29-02-84
Appeal Dec:		Date:	
Reference:	Y/1/61		
Description:	11KV overhead electricity line		
Address:	Lake Lane Barnham		
Decision:	No Objection	Date:	19-01-61
Appeal Dec:		Date:	
Reference:	Y/10/56		
Description:	Outline for six dwellings		
Address:	Land north east of The Fields Lake Lane Barnham		
Decision:	Refuse	Date:	15-10-56
Appeal Dec:		Date:	
Reference:	Y/10/68		
Description:	Two toilet blocks		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Approve Cond	Date:	21-02-68
Appeal Dec:		Date:	
Reference:	Y/10/68/B		
Description:	Two toilet blocks		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Permitted	Date:	15-02-68
Appeal Dec:		Date:	
Reference:	Y/11/59		
Description:	Outline for dwellinghouse in conjunction with nursery		
Address:	Lake Lane Barnham		
Decision:	Refuse	Date:	19-08-59
Appeal Dec:		Date:	
Reference:	Y/15/71		
Description:	Details in pursuance - Westholme three bedroom bungalow for agricultural worker		
Address:	Lake Lane land at Barnham		
Decision:	Refuse	Date:	20-10-71

Appeal Dec:		Date:	
Reference:	Y/16/68		
Description:	Extension to packing shed for use as cold store		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Approved	Date:	13-03-68
Appeal Dec:		Date:	
Reference:	Y/16/68/B		
Description:	Extension of packing shed for use as cold store		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Permitted	Date:	14-03-68
Appeal Dec:		Date:	
Reference:	Y/19/69		
Description:	Outline residential development		
Address:	Haliford Drive Barnham		
Decision:	Refuse	Date:	09-04-69
Appeal Dec:		Date:	
Reference:	Y/20/68		
Description:	Renewal of consent for caravan sites		
Address:	Lake Lane Barnham		
Decision:	Refuse	Date:	08-05-68
Appeal Dec:		Date:	
Reference:	Y/21/84		
Description:	Extension of approved glasshouse		
Address:	Pollards Lake Lane Barnham		
Decision:	Approve Cond	Date:	18-04-84
Appeal Dec:		Date:	
Reference:	Y/24/67		
Description:	Outline for residential development		
Address:	Haliford Drive land off Barnham		
Decision:	Refuse	Date:	21-06-67
Appeal Dec:		Date:	
Reference:	Y/3/61		
Description:	Outline application for four dwellings		
Address:	Lake Lane Barnham		
Decision:	Refuse	Date:	19-04-61
Appeal Dec:		Date:	27-04-62
Reference:	Y/30/68		
Description:	Refrigerator plant room and cold store		
Address:	Pollards Lake Lane Barnham		
Decision:	Approve Cond	Date:	29-05-68
Appeal Dec:		Date:	

Reference:	Y/30/68/B		
Description:	Refrigerator plant room and cold store		
Address:	Pollards Lake Lane Barnham		
Decision:	Permitted	Date:	09-05-68
Appeal Dec:		Date:	
Reference:	Y/33/78		
Description:	Continuance of use without complying with cond.2 imposed under Y/7/60/K		
Address:	Lake Lane Glasshouse Service Lake Lane Barnham		
Decision:	Approve Cond	Date:	21-06-78
Appeal Dec:		Date:	
Reference:	Y/40/67		
Description:	6 Terraced houses and 1 detached house and garage		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Refuse	Date:	06-09-67
Appeal Dec:		Date:	14-06-68
Reference:	Y/48/67/B		
Description:	Boiler house extension		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Permitted	Date:	14-09-67
Appeal Dec:		Date:	
Reference:	Y/62/84/B		
Description:	Construction of two boiler houses together with toilets and new septic tank		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:		Date:	18-09-84
Appeal Dec:		Date:	
Reference:	Y/65/83		
Description:	Extension of existing glasshouse		
Address:	Pollards Lake Lane Barnham		
Decision:	Approve Cond	Date:	28-09-83
Appeal Dec:		Date:	
Reference:	Y/69/80		
Description:	Outline application for house and garage		
Address:	Pollards Lake Lane Barnham		
Decision:	Refuse	Date:	12-11-80
Appeal Dec:		Date:	10-06-81
Reference:	Y/7/60		
Description:	Outline application for greenhouse nursery and access		
Address:	Pollards Nursery Lake Lane Barnham		

Decision:	Approve Cond	Date:	20-07-60
Appeal Dec:		Date:	
Reference:	Y/7/60/A		
Description:	Agricultural building for proposed nursery		
Address:	Pollard Nursery Lake Lane Barnham		
Decision:	Approve Cond	Date:	20-07-60
Appeal Dec:		Date:	
Reference:	Y/7/60/A/B		
Description:	Agricultural building for proposed nursery		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Permitted	Date:	20-07-60
Appeal Dec:		Date:	
Reference:	Y/7/60/B		
Description:	Site for 4 caravans for agricultural workers		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Refuse	Date:	18-01-61
Appeal Dec:		Date:	
Reference:	Y/7/60/C		
Description:	Site for one caravan		
Address:	Pollard Nursery Lake Lane Barnham		
Decision:	Approve Cond	Date:	15-02-61
Appeal Dec:		Date:	
Reference:	Y/7/60/D		
Description:	Toilet accommodation		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Approved	Date:	03-01-62
Appeal Dec:		Date:	
Reference:	Y/7/60/D/B		
Description:	Toilet accommodation		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Permitted	Date:	20-12-61
Appeal Dec:		Date:	
Reference:	Y/7/60/E		
Description:	Site for two caravans		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Approve Cond	Date:	07-11-62
Appeal Dec:		Date:	
Reference:	Y/7/60/F		
Description:	Greenhouse		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Approved	Date:	03-10-62

Appeal Dec:		Date:	
Reference:	Y/7/60/G		
Description:	Outline application for 8 horticultural workers dwellings		
Address:	Pollard Nursery Lake Lane Barnham		
Decision:	Approve Cond	Date:	14-10-64
Appeal Dec:		Date:	
Reference:	Y/7/60/H		
Description:	Glasshouse boilerhouse and chimney		
Address:	Pollard Nursery Lake Lane Barnham		
Decision:	Approved	Date:	14-10-64
Appeal Dec:		Date:	
Reference:	Y/7/60/H/B		
Description:	Glasshouse boilerhouse and chimney		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Permitted	Date:	12-11-64
Appeal Dec:		Date:	
Reference:	Y/7/60/I		
Description:	Detailed plans for 6 horticultural workers dwellings and garages		
Address:	Pollard Nursery Lake Lane Barnham		
Decision:	Approve Cond	Date:	15-04-65
Appeal Dec:		Date:	
Reference:	Y/7/60/I/B		
Description:	Detailed plans for 6 no horticultural workers dwellings and garages		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Permitted	Date:	15-04-65
Appeal Dec:		Date:	
Reference:	Y/7/60/J		
Description:	Alterations to access		
Address:	Pollard Nursery Lake Lane Barnham		
Decision:	Refuse	Date:	13-01-66
Appeal Dec:		Date:	
Reference:	Y/7/60/K		
Description:	Single storey office accommodation		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Approve Cond	Date:	08-12-66
Appeal Dec:		Date:	
Reference:	Y/7/60/K/B		
Description:	Single storey office accommodation		
Address:	Pollards Nursery Lake Lane Barnham		

Decision:	Permitted	Date:	15-06-67
Appeal Dec:		Date:	
Reference:	Y/7/65/B		
Description:	Outline application for residential development		
Address:	Land at Lake Lane Barnham		
Decision:	Refuse	Date:	11-08-66
Appeal Dec:		Date:	
Reference:	Y/7/79		
Description:	Extension of existing glasshouse		
Address:	Pollards Lake Lane Barnham		
Decision:	Approve Cond	Date:	11-04-79
Appeal Dec:		Date:	
Reference:	Y/73/84/B		
Description:	Construction of two boiler houses together with toilets and new septic tank		
Address:	Pollards Nursery Lake Lane Barnham		
Decision:	Permitted	Date:	07-10-84
Appeal Dec:		Date:	
Reference:	Y/91/83		
Description:	Demolition of existing bungalow and construct new boiler house and chimney ext. glasshouse/packing area		
Address:	Pollards Lake Lane Barnham		
Decision:	Approve Cond	Date:	15-02-84
Appeal Dec:		Date:	
Reference:	WA/25/60/A		
Description:	Overhead line		
Address:	Lake Lane Barnham		
Decision:	No Objection	Date:	22-03-61
Appeal Dec:		Date:	