

Planning, Design & Access Statement

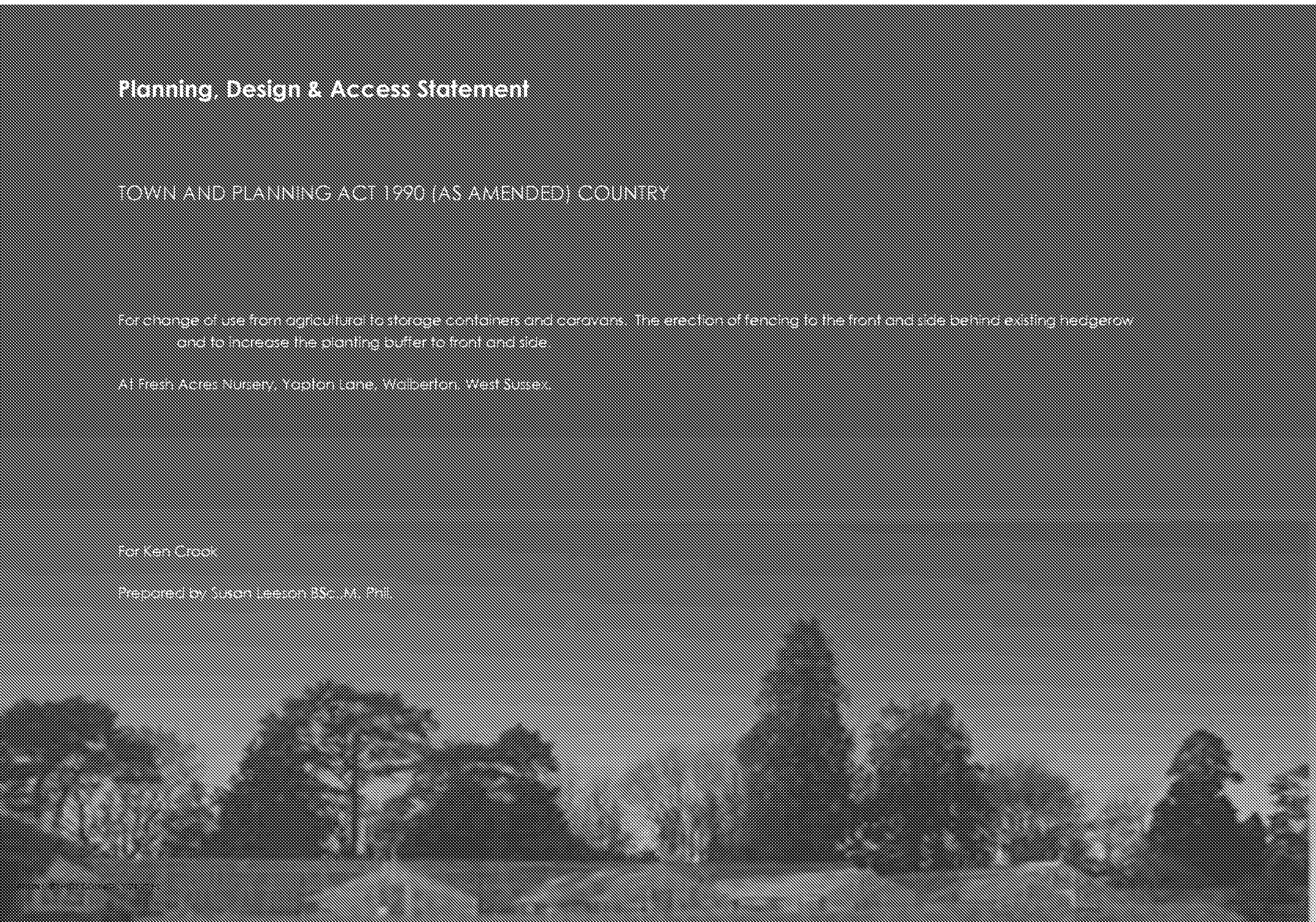
TOWN AND PLANNING ACT 1990 (AS AMENDED) COUNTRY

For change of use from agricultural to storage containers and caravans. The erection of fencing to the front and side behind existing hedgerow and to increase the planting buffer to front and side.

At Fresh Acres Nursery, Yapton Lane, Walberton, West Sussex.

For Ken Crook

Prepared by Susan Leeson BSc., M. Phil.

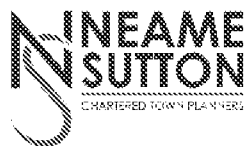


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1.0 Introduction and Background

- 1.1 Neame Sutton Limited, Chartered Town Planners, are instructed by Ken Crook ("the Applicant") to prepare and submit this full planning application for change of use from horticultural to the storage of container units for storage and the storage of caravans. The erection of 2.4 metre fencing to the front of the site behind the existing hedgerow and to increase the planting buffer. Increased planting to the side boundary with Field House.
- 1.2 This application proposal has been prepared on a comprehensive basis having regard to the relevant National and Development Plan policies relevant to the application proposals.

2.0 The Application Site

- 2.1 The site is part of Fresh Acres nursery in Yapton Lane, in the Parish of Yapton and bordering on Walberton Parish. The site is a horticultural site, in the Barnham/Walberton horticultural sector. The proposed site once housed a greenhouse, which was taken out of production 18 years ago and used only for storage of plants. Part of the Fresh Acres site has already been diversified with a garage workshop at the front of the site.
- 2.2 The site consists of glasshouses, offices, garage repair workshop and a storage unit. A biomass boiler is located at the rear of the main site which heats the glasshouses. There is currently garden equipment stored adjacent to the glasshouse. Twelve parking spaces are available at the site entrance and between units on the eastern boundary.
- 2.3 Access is directly off Yapton Lane which is screened by mature hedging. The B2132 Yapton Lane is the main route for horticultural lorries between Lake Lane and the A27. Screening to the side with Field House is a mix of fencing and mature trees.
- 2.4 The site is on higher ground than the road and is within flood zone 1. The site area is 0.53 hectares.



3.0 Site History

Application Reference	Proposed	Decision
Y/9/06	Change from packing shed to light industrial/ storage	Approved Conditionally
Y/43/01	Renewal of unimplemented permission Y/27/99 for change of use for repair and supply of agriculture, horticulture, garden and estate machinery	Approved Conditionally

4.0 Description of Application Proposal

- 4.1 Application for change of use from horticultural to storage containers and caravans, the erection of 2.4 metre fencing to the front of the site behind the existing hedgerow and to increase the planting buffer. The plants will be enhanced with new Golden Conifers along the front boundary. Palisade fencing is also proposed at the rear of the site to separate the site from the rest of the nursery.
- 4.2 The site is currently under-used, and the proposal is to diversify to add value to the site, it is proposed to use the land for storage units and the storage of caravans. The rest of the site will remain in horticultural use.
- 4.3 The storage units will be green units to blend into the landscape. They will be 2.35metres high. These should not be prominently seen within the street scene as demonstrated in the streetscene plan submitted with this application.
- 4.4 The fencing will be prefinished green palisade at 2.4 metres high.
- 4.5 The operating hours will be between 8am and 8pm.
- 4.6 Lighting will be in accordance with the Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light GN01:2011 zone E2.and as illustrated by the attached lighting leaflet.

5.0 Planning Policy Framework

5.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan 2011-2031 and the Yapton Neighbourhood Plan 2014-2029 Walberton Neighbourhood Plan 2015-2035

National Planning Policy Framework	
The overarching objective running through the NPPF is the concept of sustainable development. The NPPF seeks sustainable development which is defined as having 3 dimensions, an economic role, a social role and an environmental role.	
Economic Role.	To help build a strong responsive and competitive economy by ensuring sufficient land of the right type is available in the right places to support growth, innovations and improved productivity and by identifying and coordinating the provision of infrastructure.
Social Role	Supporting strong, vibrant and healthy communities by providing the supply and range of homes can be provided to meet the needs of present and future generation and by fostering well designed and safe built environment with accessible local services and open space that reflect the community's health, social and cultural well-being.
Environmental Role	Contributing to protecting and enhancing our natural, built and historic environment and helping to improve biodiversity and mitigating and adapting to climate change, including moving to a low carbon economy. Minimising waste and pollution.

Design	
Paragraph 124 states that "good design is a key aspect of sustainable development. So too is effective engagement between applicants, communities, local planning authorities "	
Design should establish or maintain a strong sense of place.	
Supporting the Rural Economy	
Paragraph 83 states, Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses.	
5.2	The proposal is for the diversification of a small part of the current nursery to add value due to the fact that the demand for locally grown flowers has diminished in recent years due to changes in storage and imports, this piece of land is not being economically used. The proposed use would bring some income to the nursery with a use that could be easily removed if required and the land restored to it current use. This therefore fulfils the economic role.
5.3	The proposal also fulfils the Environmental role in that it is sustainable and minimises waste by utilising land which is not used productively currently and could add an additional income to ensure that the nursery is economically viable. The existing hedgerow will be enhanced, and this will contribute to the biodiversity.
5.4	The layout of the site is well designed in that it maximises the space in a manner which does not result in any cramped appearance and the one-way traffic system will ensure a free flow of cars around the site.

5.5T he NPPF supports diversification and the support of rural businesses such as the proposed.

The Local Development Plan

5.6 The current Development Plan comprises the Arun District Local Plan adopted July 2018.

Arun District Council Local Plan 2011-2031 adopted July 2018

Policy	Description
SD SP1	Sustainable Development
SD SP2	Built up Area Boundary
SP1	Countryside
HOR DM1	Horticulture
D SP1	Design
D DM1	Aspects of Form and Design Quality
EMP DM1	Employment Land: Development Management
ENV DM5	Development and Biodiversity
W DM2	Flood Risk
QE DM4	Contaminated Land

5.7 It is considered that the proposal is a sustainable form of development to ensure the business remains viable. It will ensure that the main horticultural use can continue and contribute to local jobs in the area by ensuring that the main nursery use is economically viable. Diversification is encouraged nationally for this reason.

C SP1 Countryside

Outside the built-up area boundary development will be permitted where it is for the operational needs of agriculture, horticulture or forestry.

5.8 The proposal is for the diversification of a horticultural enterprise in a rural area.

HOR DM1 Horticulture

3. Redevelopment of under-used, redundant or derelict glass houses, polytunnels or packhouses will be supported provided that:

- The redundancy of the structure or building to the owner and the horticultural or agricultural industry is proven by the applicant to the satisfaction of the Council and;
- The land is remediated from any contaminated materials and the land is used for the direct diversification of horticulture or other productive green environment or is a countryside-based enterprise activity which supports the rural economy; and
- All proposed works include full details of new landscaping, screening and of any trees or vegetation or structures to be retained on the site,

5.9 In this case there is no building to be removed. The site has been a standing out area for the plants taken out of the glasshouses. The land contamination is considered to be low and would not affect the proposed use. Storage of this nature is a country-side based enterprise due to the nature of storage which is usually to be found on such rural sites, and it supports the local rural economy of the horticultural nursery, providing much needed income to support the main use. It is fully intended that the increased screening will be retained on site as it is being strengthened and enhanced.

EMP DM1 Employment Land: Development Management

Existing employment sites and premises will be protected where there remains a reasonable prospect of employment use

- 5.10 The nursery site is an employment site in a rural location and this diversification will protect that continuing employment and potential increased employment.

D SP1 Design

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping and density.

- 5.11 The proposal is to make efficient use of the land by utilising a site that is currently not making an economic contribution to the nursery and the proposal is for utilitarian buildings with a working site and are not alien to the local character or such buildings.

D DM1 Aspects of form and design quality

Regard should be had to character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, layout, legibility and scale.

- 5.12 All these considerations have been taken into account with the layout, legibility, scale and impact by providing a layout which is for ease of use and movement in and out of the site. Crime prevention is reduced by the security lighting. The appearance has been considered as important in a countryside location; therefore, the units and fencing will be painted green to reduce impact. The scale is considered to be sufficient to provide a viable income for the nursery, whilst not appearing cramped and only using the land which is currently not productively used. No greenfield land is being proposed to be used.

EMP DM1 Employment and Biodiversity

Development should seek to achieve a net gain in biodiversity and protect existing habitats on site.

- 5.13 In this proposal, the existing hedgerow is to be enhanced adding to the existing habitats on the site.

DM2 Flood Risk

Development in areas at risk from flooding will only be permitted subject to a Sequential Test.

- 5.14 In this case the site is within flood zone 1 where there is low risk of flooding. Any runoff from the containers will land on the permeable surface.

QE DM4 Contaminated Land

The Council will permit the use of previously developed land and the remediation of contaminated land to ensure that land is brought back into use.

- 5.15 It is not considered that the previous use resulted in any ground contamination as it was only for the storage of plants. There is no known contamination.

Yapton Neighbourhood Plan 2014-2029

BE1 Protection of existing commercial premises or land

There will be a strong presumption against the loss of commercial premises or land which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that the commercial premises or land in question has not been in active use for at least 12 months and the commercial premises or land in question has not potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results

- 5.16 This application will not result in the loss of any employment land and therefore is in accordance with this policy.

Walberton Neighbourhood Plan 2015-2035

Policy VE 2 Horticultural Development

3. Redevelopment of under-used, redundant or derelict glasshouses, polytunnels or packhouses will be supported provided that:
 - a. The redundancy of the structure or building to the owner and the horticultural or agricultural industry is proven by the applicant to the satisfaction of the PC; and
 - b. The land is remediated from any contaminated materials and the land is used for direct diversification of horticulture or other productive green environment or is a countryside-based enterprise activity which supports the rural economy and;
 - c. All proposed works include full details of new landscaping, screening to be retained on the site.
- 5.17 In this case there is no building to be removed. The site has been a standing out area for the plants taken out of the glasshouses. The prospect of land contamination is low and would not affect the proposed form of economy of the horticultural nursery, providing much need added income to support the main use.

6.0 Planning, Design and Access Considerations - The Reason that Planning Approval should be granted

(i) Principle of Development and Sustainability

6.1 The site is within a designated Horticultural Nursery where development which is necessary for the needs of the enterprise is acceptable in principle. In this case the application is to diversify into general storage from horticultural storage to ensure that the nursery remains viable.

6.2 This is a sustainable form of development in that it is utilising a piece of land which is currently underused. It has not been used productively for many years. In this economic climate where local growing is declining due to imports and other commercial factors such as economy of scale, to keep the unit viable the enterprise must diversify. The land can be used more productively for storage which will provide an added income for the local enterprise. This is a sustainable form of development, as it will also ensure that a local employer remains in the locality.

(ii) Previous History

6.3 Horticulture in the Walberton/Yapton area is an important industry. The location and expansion of this industry was largely as a result of post war planning and food production needs as well as the suitable climate and soils. The production of produce has declined due to mass production changes and the easy imports to horticultural hubs, due to economies of scale these are much larger than this enterprise.

6.4 The history of the site has previous planning consent for change of use from packing shed to storage.

(iii) Diversification and Justification

6.5 Diversifying into other business uses is a way of saving rural horticultural or agricultural enterprises that would otherwise have to cease trading. In

this case the bringing back into commercial use a piece of land which has been unproductive, for a commercial use as storage, bearing in mind that this piece of land was last used for the storage of plants, would make the enterprise more viable.

6.6 If in the future the land is required for horticultural or agricultural purposes, the units could easily be removed from the site and the land returned to its former use.

6.7 There is an increase in the demand for this type of storage. It is increasingly difficult to store caravans on residential properties, and in new homes there is limited opportunity for storage, particularly when no garages are provided. Some developers are now imposing restrictions on the parking of caravans or vans on residential premises.

(iv) Landscaping

6.7 It is intended to enhance the front boundary treatment by planting Golden Conifers to ensure that the storage facilities are well screened from the road. Further planting is proposed on the side boundary with Field House.

(v) Access

6.8 Access will be via the existing access off Yapton Lane. Internally there is a one-way system around the caravans and storage units. There is car parking available to the front of the site and adjacent to the storage. The site is within flood zone 1 therefore the risk of flooding is low. Overwater winter monitoring is currently being carried out to facilitate a full and appropriate surface water disposal strategy.

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(v) Access

6.9 Access will be via the existing access off Yapton Lane. Internally there is a one-way system around the caravans and storage units. There is car parking available to the front of the site and adjacent to the storage units to the east. Available car parking spaces proposed are 12 spaces.

6.10 The block plan demonstrates fire tender tracking.

(vii) Flooding and Drainage

6.11 The site is within flood zone 1 therefore the risk of flooding is low. Overwater winter monitoring is currently being carried out to facilitate a full and appropriate surface water disposal strategy.

(viii) Ecology

6.12 The site is made up of some hard surfacing and is not viable for use as a habitat. There are no appropriate buildings nearby or large trees which would accommodate a protected habitat. The front boundary hedgerow will be enhanced to protect any habitats.

(ix) Arboriculture

6.13 There are no tree affected by the proposal.

(x) Design and Layout

6.14 The storage units are finished in green in order that they will not be a visual impediment but rather would blend into the surrounding area. Likewise, the fencing is also finished in green to blend into the existing boundary treatment.

6.15 The layout of the site provides easy access around the site with a one-way system which allows two cars to pass.

6.16 The site has been tracked to demonstrate that fire tenders can manoeuvre around the site easily.

- 6.17 It is not anticipated that all the containers will need to be accessed at the same time as this would be highly unlikely. Some space has been left between the units on the eastern boundary for easy parking close to the units if required.
- (xi) Ground Contamination
- 6.18 The former use for storage of plants is not considered to produce any ground contamination. For the proposed use this is not considered to be an issue.
- (xii) Security, Lighting and Cameras
- 6.19 The site will be secured by green palisade fencing and electric gates to the front entrance of the site and to the side adjacent to the glasshouses.
- 6.20 Security lighting will be erected on poles which will be sensitive to movement. The lighting level will be with the recommended E2 level as recommended by the Lighting Engineers Guidance Notes. On the same poles as the lighting, it is proposed to place security cameras. Any lighting will be activated on movement sensors and will be less intrusive than that required for glasshouses.
- (xiii) Bin Storage and collection
- 6.21 For any rubbish that may be left in the storage containers will be collected and disposed of by a registered courier. General waste will be placed in bins and collected with the existing collections from the site.
- (xiv) Management
- 6.22 The site will be managed between the hours of 8am and 8pm by an office on site. Clients will be given a key card to access the electronic gate on the entrance to the storage units.

7.0 Summary and Conclusions

- 7.1 The site is a horticultural nursery which has diversified with part of the site being used for a motor repairs workshop. It is proposed to use part of the site, which is currently under-used for the storage of storage containers and caravans. The remainder of the site will continue to be used for horticultural purposes.
- 7.2 It is proposed to erect green palisade fencing along the front boundary and at the rear to separate the development from the nursery.
- 7.3 The proposal will add value to the existing nursery to diversify due to changes in horticulture which have resulted in more intensive horticultural development on larger sites, therefore to remain in business, the proposal will provide additional income on land which is not used for cultivation.
- 7.4 If the use as storage for containers and caravans is no longer required, the units can easily be removed from the site and the land returned to its original state.
- 7.5 The units will be well screened and there are no adverse visual effects on the locality. The units are well screened from the residential property adjacent and therefore there is no loss of residential amenity to the neighbouring property.
- 7.6 Consequently there is no identifiable harm as a result of this proposal.