Y/54/07/AG

AGRICULTURAL REPORT

DESCRIPTION/ ADDRESS	-	Prior notification for proposed reservoir order Bilsham Farm, Bilsham Lane, Yapton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This is a re-notification following Y/4/07/AG which required further information. This notification is to provide that information.
SITE AREA	4 hectares
TOPOGRAPHY	Undulating
TREES	Tree screen to the south and east of the site.
BOUNDARY TREATMENT	Hedgerow
SITE CHARACTERISTICS	Wheat field along footpath
CHARACTER OF LOCALITY	Rural farmland

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Y/68/05/AG	Prior Notification for lined reservoir	No objection 7/9/05
Y/4/07/AG	Prior Notification for proposed reservoir order.	Objection 14/2/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Town/Parish Councils	N/A
Local Groups	N/A
Other	N/A

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	The site is not within an indicative flood risk area. The proposal is off line from any watercourse and therefore will not require prior written consent under the Land Drainage Act 1991. However the embankments are adjacent to a watercourse/ditch. Therefore a minimum 8 metre buffer strip shall be maintained between the top of the watercourse channel and base of the embankment to ensure further stability and to allow a buffer of undisturbed riparian habitat. The site lies on a major aquifer and concerned that topsoil within 1 metre of the identified ground water levels will be removed. Therefore require more detailed plans preventing

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	pollution to controlled waters. No details are provided regarding the use or method of filling the reservoir. Further application will need to be made for an Abstraction Licence under the 1991 Water Resources Act. With regards to wildlife, landscaping details are required.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Site of Archaeological Interest

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : N/A
Arun District Local Plan : N/A

PLANNING POLICY GUIDANCE

PPG - N/A

POLICY COMMENTARY

N/A

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

N/A

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The only aspects that can be considered with regard to this prior approval application are the siting, design and external appearance. This application falls to be determined under Class A, Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

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CONCLUSIONS

The proposed reservoir is acceptable in principle. The siting would be visually acceptable provided the proposed hedge and tree screen is implemented. The Environment Agency has commented that in principle they have no objection to the proposal subject to a number of provisos regarding the protection of groundwater, water resources and safeguarding of flood risk. Therefore, there are insufficient details with which to determine the implications with regard to siting, the visual effects on the countryside and the matters raised by the Environment Agency that could necessitate an E.I.A.

YAPTON Y/54/07/AG

Prior notification for proposed reservoir.	Bilsham Farm Bilsham Lane Yapton

RECOMMENDATION

Objection