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23 November 2018

Dear Mr Davis,

Planning Portal Reference: PP-07443490

Application for Approval of Details Pursuant to Conditions 4, 5, 6, 8, 9, 10, 11, 12, 13, 16 and 20 of Y/92/15/PL

Erection of glasshouse and reservoir and associated buildings at Land at Long Acre Field, Maypole Lane, Barnham

I enclose an application for approval of details pursuant to planning permission Y/92/15/PL for a new glasshouse, reservoir and associated works. We seek approval of details pursuant to conditions 4, 5, 6, 8, 9, 10, 11, 12, 13, 16 and 20.

The time limit for implementation of this permission is 27th January 2019. We are conscious that this is only 8 weeks away, and would therefore appreciate Officers' assistance in a timely determination of this application. The details pursuant to highways, drainage and flood risk conditions have been discussed in detail with the relevant Officers at the County and District Councils, who have not raised objection to the proposals. We trust that this pre-application engagement will allow the Planning Officers to expedite the determination of this application to facilitate the implementation of the permission. As such, the Applicant has instructed contractors to be ready to commence works at short notice, in anticipation of the District Council issuing their written approval of the submitted details.

We note condition 3 requires approval of external materials. However, this is required prior to the commencement of the energy store building and the ancillary building comprising storage, boiler room and staff facilities. At the current time, construction is planned to commence first on the glasshouse, and we can confirm that details pursuant to condition 3 will be provided in due course, prior to the commencement of construction of the relevant buildings.

This application is supported by the following documents:

- Construction Management Plan (08 November 2018)
- 141103-05 (Proposed Highway Works Sheet 1 of 2)
- 141103-06 (Proposed Highway Works Sheet 2 of 2)
- 141103-08 (Proposed Highway Works Forward Visibility)
- Travel Plan Statement (08 November 2018)
- Surface Water Drainage Strategy (November 2018)
- Manufacturers Details of Flood Defence Barrier (L-Bloc Reinforced Concrete with Thioflex sealant/jointing compound, from Poundfild Products)
- LDD1537-LAN-DWG-100 Rev 00 (Hard and Soft Landscaping General Arrangement)
- LDD1537-LAN-DWG-200 Rev 00 (Detailed Planting Plan Sheet 1 of 4)
- LDD1537-LAN-DWG-201 Rev 00 (Detailed Planting Plan Sheet 2 of 4)

- LDD1537-LAN-DWG-202 Rev 00 (Detailed Planting Plan Sheet 3 of 4)
- LDD1537-LAN-DWG-203 Rev 00 (Detailed Planting Plan Sheet 4 of 4)
- Landscape and Ecological Management Plan (23 November 2018)
- Detailed Plant Schedule and Specification (23 Nov 2018)
- Hard and Soft Landscape Specification (23 Nov 2018)
- LLD808/02 Rev 00 (Tree Retention and Protection Plan)
- LLD808/01 Rev 01 (Tree Constraints Plan)
- Arboricultural Impact Assessment and Tree Protection Method Statement (March 2015)

The conditions for which approval is now sought are as follows:

Condition 4

No development shall take place, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- *the anticipated number, frequency and types of vehicles used during construction;*
- *the method of access and routing of vehicles during construction;*
- *the parking of vehicles by site operatives and visitors;*
- *the loading and unloading of plant, materials and waste;*
- *the storage of plant and materials used in construction of the development;*
- *the erection and maintenance of security hoarding;*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);*
- *measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security; and*
- *details of public engagement both prior to and during construction works.*

Reason: In the interests of highway safety & the amenities of the area and in accordance with the National Planning Policy Framework.

To address this condition, please find enclosed a Construction Management Plan (CMP) prepared by Motion Transport Consultants. The CMP is informed by the planned construction programme and phasing of construction. It sets out measures to ensure that the proposal will not have a significant adverse impact on highway safety and the amenity of the area, and appended to it is a site layout drawing showing contractors parking areas, materials storage space, vehicle turning areas etc. The glasshouse will be erected by specialist contractors from abroad, with the remaining works carried out by local contractors. The initial works to implement the permission will be construction of the approved access.

Condition 5

No development shall commence unless and until a scheme has been submitted to and approved by the Local Planning Authority which provides for a scheme of improvements for the section of Maypole Lane between the site access and the junction with North End Road to consist of additional passing places, protection of telegraph poles from vehicle strike & the pruning & future pruning of vegetation. The protection works shall then be implemented in accordance with the agreed details and retained thereafter.

Reason: In the interests of highway safety and convenience in accordance with the NPPF.

A scheme of improvements has been developed by Motion Transport Consultants in discussion with Jamie Brown at the County Highway Authority, who has confirmed his agreement that the proposals address the requirements of this condition. The improvements include formalisation of passing places, minor carriageway widening, reshaping of existing verges to protect telegraph poles, and cutting back of vegetation. These works are shown on drawing numbers:

- 141103-05 (Proposed Highway Works Sheet 1 of 2);
- 141103-06 (Proposed Highway Works Sheet 2 of 2); and
- 141103-08 (Proposed Highway Works Forward Visibility).

This condition relates to improvements which relate to highway safety during the operational phase of development. Therefore the improvement works are proposed to be carried out prior to the initial use of the development, rather than prior to commencement. The discussions with Jamie Brown at the County Highway Authority have confirmed that this is appropriate, and that the highway improvements can proceed under a Minor Works Agreement (MWA). The MWA does not need to be in place prior to the LPA considering these details, and will be applied for prior to the highway improvement works proceeding.

By way of background, we note that this condition stems from recommendations made by the Council's independent highway consultant (Cole Easdon, December 2015), rather than the recommendation of the County Highway Authority. The Cole Easdon report did not raise objection to the proposal, and concluded that the net additional vehicle trips would not be significant (paragraph 5.5) It describes 'further opportunities to improve the existing situation' (pages 21-22), which includes the highway works shown on the above drawings and the travel plan statement (required by condition 6, see below).

Condition 6

No part of the development hereby permitted shall be occupied or the use commenced until a Travel Plan Statement comprising immediate, continuing and long-term measures to promote and encourage alternatives to single occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan Statement shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling and in accordance with the NPPF.

This condition requires approval of details prior to occupation, not commencement. However, Motion Transport Consultants have prepared a Travel Plan Statement at this stage to address the requirements of this condition. The Travel Plan Statement aims to reduce reliance on single occupancy car trips, through means such as promoting active and sustainable travel and provision of on-site infrastructure such as cycle racks. As the Applicant already operates a site to the north of the application site, the travel plan has been informed by travel to work information in connection with the Lake Lane site. However, data will be gathered from staff in connection with this development once the use commences to inform monitoring the effectiveness of the Travel Plan over time.

Condition 8

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

To address this condition, a full surface water drainage scheme has been prepared by Envireau Water which has been informed by on-site percolation testing and groundwater monitoring.

Envireau Water have discussed the results of the on-site investigation and the surface water drainage design with the Drainage Team at Arun DC, who have advised that they support the principle of the proposals. The scheme has been designed taking account of their input.

The FRA and sustainable drainage strategy put forward at the application stage assumed a risk of groundwater flooding due to local geology and high permeability of soils. However, the on-site investigations have shown that ground water levels are lower than had been anticipated.

The surface water drainage scheme and proposed stormwater discharge arrangements accommodate the 1 in 100 year plus 30% climate change stormwater levels, and ensures that any drainage issues to the NE of the site is not exacerbated. Attenuated stormwater will be stored in the reservoir and discharged to the soakaway feature at Lakedell, to the north. This has been known to flood (most recently in the extreme floods of 2012), but investigations have indicated that this is due to the volume of run-off which cannot drain away quickly enough.

The surface water drainage scheme intends to deliver a betterment in terms of runoff volume and rate to the north. The reservoir is able to accommodate a worst case storm runoff without discharging to the Lakedell system. A pumped discharge is then provided to control the timing, volume and rate of discharge to a 1 in 1 yr greenfield rate of 2.5 l/s. This is a betterment in comparison to the runoff rates that the FRA submitted with the application anticipated would be achieved (17.6 l/s).

Condition 9

The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

An application for Ordinary Watercourse Land Drainage Consent has been made, but not yet determined. Envireau Water have liaised with the Council's Drainage Officers to arrive at an agreed surface water drainage scheme with a betterment to the existing discharge rate (see details pursuant to condition 8). Given this early engagement, and the proposed betterment to runoff rates to the north east, it is anticipated that the application will be approved.

Condition 10

The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion.

This condition stipulates that the layout is 'not agreed' until arrangements for the future access and maintenance of watercourses or culverts crossing the site have been submitted to and approved in writing by the LPA. However, the site layout is approved by virtue of requirement at condition 2 for the development to be carried out in accordance with the list of approved drawings, including site layout drawings.

However, the reason for this condition is to ensure that access is not restricted for maintenance of any watercourses and drainage infrastructure crossing or adjacent to the site, and the Applicant is committed to ensuring that the existing watercourses/drainage infrastructure and the proposed surface water drainage system are properly maintained and function properly. This condition therefore links to condition 8, which requires the surface water drainage scheme to be maintained in working order in perpetuity. Please therefore see the surface water drainage strategy for details pursuant to this condition.

Condition 11

Construction of the development shall not commence unless and until details of the proposed means of foul water sewerage disposal has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The scheme as approved shall be implemented prior to the first occupation of the dwellings and thereafter maintained in good working order.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policy GEN9 of the Arun District Council Local Plan.

Given the distance of the staff facilities from existing sewerage infrastructure, it is proposed to deal with foul sewerage by septic tank. This is intended to have a volume of 28 cubic metres and will be emptied every 28 days. This is shown on drawing number drawings appended to the surface water drainage strategy.

Condition 12

No development shall commence unless and until detailed designs of the reservoir & the flood defence barrier are submitted to and approved by the Local Planning Authority and the reservoir and flood defence barrier shall then be implemented in accordance with the approved details and retained thereafter.

Reason: To prevent flooding by ensuring the satisfactory storage of surface water from the site in accordance with the National Planning Policy Framework.

The approved drawings included a site plan showing the extent of the reservoir and cross-sections detailing the height of the reservoir sides and the extent of excavation. The reason for this condition clarifies that the details are sought in order to confirm that the reservoir and flood defence barrier are sufficient to prevent flooding and store the necessary volume of surface water in connection with the surface water drainage strategy pursuant to condition 8. Please therefore see the details submitted pursuant to condition 8, which includes details of the storage volume and controlled runoff.

The design and construction of the reservoir and flood defence barrier has been informed by the investigations of ground water levels pursuant to condition 8. The reservoir will be lined with a 1.4mm HDPE membrane with 4000N non-woven protective underlay.

In light of the information presented pursuant to condition 8, i.e. that the reservoir has sufficient capacity to attenuate a worst case scenario stormwater event, the risk of breaching is low. However, the Applicant proposes to erect a flood defence barrier, comprising the L-Bloc reinforced concrete barrier from Poundfield Products, sealed with Thioflex 600 sealant and jointing compound (specifications enclosed). This will remove the very minimal risk of flooding to adjacent residential properties.

The reservoir structure will be categorised as a "large raised reservoir" for the purposes of the 1975 Reservoirs Act (as amended by the 2010 Water Bill), and therefore will be subject to regular safety inspection and recertification visits. It is relevant to note that historically there have been no breaches of any UK reservoirs falling under this definition, demonstrating that the regular inspection regime by a qualified engineer is effective in ensuring the safety and integrity of the structure.

Condition 13

No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development and including the filling in of any existing gaps with native species to improve connectivity. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

The location of new planting was shown on the Landscape & Ecology Masterplan (drawing number LLD808/03 Rev 03), and outline details of planting sizes and species provided in the Outline Plant Specification (document ref LLD808/KM/10.07.15.Rev 01). We note that the Leisure and Landscape Officer (10 Dec 2015) was content with the principle of the planting shown on the drawings submitted with the application, but that actual quantities and locations for the areas of new planting was necessary. Further detail of planting locations is now provided in the detailed planting scheme and planting schedule prepared by Lizard Landscape Design pursuant to this condition.

As shown on the approved site plans, areas of hardsurfacing are limited to new vehicle tracks and turning areas within the site, which will be finished in tarmac, to be suitable hardwearing for the agricultural vehicles accessing the site. Details of surfacing materials are provided on the proposed scheme of landscaping, and includes no-dig methods of construction where the surfacing lies within the RPA of a retained tree.

Condition 16

No development shall take place until details of all new fences (including the flood defence barrier) to be erected on the site have been submitted to and approved by the Local Planning Authority and no part of the site shall be operated until such fences/barriers associated with the development have been erected.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

The approved drawings showed the location of fencing and flood defence barrier within the site. This included a 2m high fence around the approved reservoir and a 1.2m high flood defence barrier adjacent to the boundary with Longacre Park. As set out above, the flood defence barrier is a reinforced concrete structure. At this stage, no other new fencing is proposed. However, in accordance with condition 16, in the event that any additional fencing is found to be required, the Applicant will submit these for the LPAs approval.

Condition 20

No development including site clearance works shall take place until there has been submitted to, and approved by, the Local Planning Authority, a scheme detailing the protective fencing to be installed in order to provide a 5m buffer strip to all existing hedgerows to be retained.

Reason: In the interests of protecting bats and reptiles in accordance with Arun District Local Plan policy GEN29 and the National Planning Policy Framework.

The Application was accompanied by a Tree Survey and Arboricultural Impact Assessment Tree Protection Method Statement, with tree protection plan, showing the location of trees and vegetation to be retained and protected through the construction phase, and those to be removed.

The documents submitted with the application provided details of protective fencing to be installed during construction to protect existing hedgerows during construction. We note that the comments of the Leisure and Landscape Officer (first made in connection with application Y/36/15/PL dated 24 June 2015, and reiterated in connection with application Y/92/15/PL, dated 10 December 2015) stated that

"The submitted Tree retention and protection plan LLD808/02 Rev 01 does adequately indicate the tree protection measures to be taken. Before construction, this tree protection scheme must be in place for all retained trees including trees whose root protection areas fall within the construction zone from neighbouring land".

We confirm that the development will be carried out in accordance with the approved drawings and the Arboricultural Impact Assessment and Tree Protection Method Statement submitted with the application, and which was confirmed by Officers as appropriate.

We trust that the submitted details are sufficient to allow approval to be issued. Do get in touch if you need any further information.

Yours sincerely



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