

Parish: Oving	Ward: North Mundham And Tangmere
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O/20/02087/FUL

Proposal	Polytunnels for soft fruit production.		
Site	Colworth Manor Farm Colworth Lane Colworth Chichester West Sussex PO12 2DU		
Map Ref	(E) 491679 (N) 102770		
Applicant	The Summer Berry Company Uk	Agent	Douglas Briggs

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

- 2.1 The application site forms part of the Colworth Manor Farm agricultural holding immediately north east of the A259 at Colworth. The site abuts the district boundary with Arun. The site is identified as Gully Field. It is to the south west of the hub of the farm, north of Elmbridge Farm. The site lies within a flat agricultural landscape with widespread polytunnel development interspersed with large arable fields. Polytunnel development lies adjacent to the site to the north and south, with agricultural land to the east and west, and a recycling centre to the south west.
- 2.2 The site is accessed from the A259 via Colworth Lane which runs along the western boundary. The main area of the site to the centre and north is currently used for soft fruit production supported by a large network of lightweight metal frames. The south eastern part of the site is natural grassland. The boundaries are marked with hedging, which is gappy at times, and occasional hedgerow trees.

3.0 The Proposal

- 3.1 Planning permission is sought for polytunnels covering an area just under 3ha, predominantly to the northern and central part of the site. The polytunnels would be used for soft fruit production. The polythene protection is required between January and October (inclusive) and would be removed between November and December (inclusive).
- 3.2 The polytunnels would have a maximum height of 3.65m, and a span of 6.9m per row, with each bay 2.2m deep. The frames will be retained all year round. The plans show the polytunnel layout set in from the site boundaries and the onsite ditch (typically approx. 5-10m) and no structures would be placed on the southern part of the site which lies within the flood risk area (zones 2 and 3).
- 3.3 Supplementary native planting is proposed to fill existing hedgerow gaps and provide additional hedgerow on site, in addition to trees within the field boundaries on the opposite side of Colworth Lane.

4.0 Relevant Recent History

00/00887/PNO	YESPA	Construction of lined reservoir to be used for the storage water for subsequent spray irrigation.
01/00002/AGR	PER	Construction of lined reservoir to be used for the storage water for subsequent spray irrigation.
05/01137/FUL	PER	Replacement agricultural barn.
06/03438/FUL	PER	Temporary polytunnels for soft fruit production.
07/05011/FUL	PER	Temporary polytunnels for soft fruit production.

10/00900/FUL	PER	Temporary polytunnels for soft fruit production.
16/00764/PNO	YESPA	Balanced cut and fill reservoir to harvest rainwater run off from poly tunnels.
16/01895/AGR	REF	Balanced cut and fill reservoir to harvest rainwater run off from polytunnels.
16/02691/PNO	YESPA	Proposed rain water harvesting reservoir.
16/03014/AGR	PER	Proposed rain water harvesting reservoir.
17/00034/FUL	PER	Polytunnels for soft fruit production at Gibbons Field.
19/01233/PNO	YESPA	Water Storage Reservoir.
19/01450/AGR	PER	Water Storage Reservoir.

5.0 **Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	YES (part)
- Flood Zone 3	YES (part)
Historic Parks and Gardens	NO

6.0 **Representations and Consultations**

6.1 **Oving Parish Council**

Final comments following 26.11.2020 PC meeting

The OPC planning committee agreed no further action regarding this planning application other than our previous comments dated 25th September 2020 & 16th November 2020.

Further comments

The cumulative effect of the poly tunnels can not be dealt with by conditions.

It is not clear how Environmental Health or the applicants have taken the Eastern Wildlife corridor into account in their comments/ proposal. Especially as it relates to Policy 48, 49 and 51 of CDC Local Plan. As demonstrated on the attached plan this application falls within this area of heightened sensitivity as it is a designated corridor.

Original comments

The Planning Committee wishes to OBJECT to this application and requests that the addition of site specific screening along the highway should be considered prior to allowing its support.

The Planning Committee is also concerned about the cumulative, negative effect that the ongoing increase in polytunnels is having in the area including lack of screening, pollution caused by degrading plastic and the detrimental run off into the watercourse and requests that these concerns are also considered should any further applications for polytunnels be submitted.

6.2 Environment Agency

No objections.

6.3 Natural England

No comments to make. Refer to standing advice for protected species.

The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. Defer to LPA specialist ecologist.

6.4 Arun District Council

None received.

6.5 WSCC Highways

Final comments

The application site is located on Colworth Lane a publicly maintained, low trafficked, unclassified, no through road subject to a national speed limit, though due to the nature of Colworth Road vehicles are not anticipated to be travelling near the posted speed limit. The proposal will use an existing private road that transitions into a publicly maintainable road.

The applicant has said that most of the staff live on the site and would expect that only 8 trips a day would occur. Given the existing agricultural use of the site, this is believed to be similar or lower than that of the potential existing use. The LHA raise no concerns over this conclusion. There is no evidence to suggest that the existing access is currently operating unsafely. With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the existing access.

The application site is located at distance from any publicly maintainable highway along a private road. The LHA raises no concerns over the provision of no additional vehicle parking.

The applicant has proposed a nil cycle parking provision, the LHA advises the Local Planning Authority (LPA) that if they deem cycle parking justifiable then the applicant

should show this in the form of lockable covered storage. Details of which can be secured with a suitably worded condition. To summarise the LHA raises no concerns over the cycle parking and suggests a condition.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Original comments

Insufficient information has been submitted in relation to trip generation, to enable the LHA to assess the proposal.

6.6 WSCC Flood Risk and Water Management

The majority of the site is at low risk of surface water flood. Any existing surface water flow paths across the site should be maintained and mitigation measures proposed for areas at high risk. We do not have any records of surface water flooding within the confines of the proposed site.

The area of the proposed development is shown to be at high risk from groundwater flooding based on current mapping. The potential for ground water contamination within a source protection zone has not been considered by the LLFA.

Watercourses should be maintained. Works affecting the flow of an ordinary watercourse will require ordinary watercourse consent and an appropriate development-free buffer zone should be incorporated into the design of the development.

The Flood Risk Assessment and Drainage Strategy for this application proposes that sustainable drainage techniques (grassed leg row swales) would be used to control the surface water run-off from this development. Recommend conditions to secure agreement of detailed designs and calculations, maintenance and management, and implementation in accordance with agreed details.

6.7 CDC Drainage

Further comments

We have no further comments to add in addition to those we made on the 4th September, which remain valid.

Clarification 20 October

I was relying on the FRA which indicates the tunnels will be in place during the winter which still appears to be the case for at least part of it (Jan-Feb), but removing them in accordance with the planning statement (for November and December) can only be beneficial to the drainage.

Additional advice 14 October

The applicant's flood risk consultant has referenced the 2008 SFRA which has been superseded, we do not anticipate this having a significant impact on the FRA but you may wish to ask them to consider the updated SFRA and provide a written update / addendum to the report. We and the FRA have considered the latest flood mapping and found the location of the proposed polytunnels to be in an area at low risk of flooding from the sea / rivers / surface water.

It appears they are not proposing to remove the polytunnels over the winter as with previous applications. Doing this would help promote infiltration to ground but I'm not sure in the absence of a recommendation in the FRA that we could require / condition this. Their surface water drainage scheme will be capable of containing the 1 in 100yr event + CC thus demonstrating no increase in flood risk on or off site.

Original comments

All development proposed falls within flood zone 1 (low risk) therefore subject to satisfactory surface water drainage we have no objection the proposed use, scale or location based on flood risk grounds.

We have reviewed the accompanying FRA and Surface Water Drainage Statement. The proposal is to intercept and store surface water run-off from the polytunnels structures within grassed leg row swales. Flow restrictions in the form of check dams will be installed within the leg row swales. These work by reducing the volume and peak rate of runoff leaving the polytunnel area by attenuating runoff within the swales. This approach is acceptable in principle as it will suitably mimic the existing regime and promote infiltration to ground. The scheme also matches the approach we have approved on similar developments.

Recommended conditions to secure full details of surface water drainage prior to commencement.

6.8 CDC Environmental Protection

Further comments in response to Parish Council representations

Concerns regarding degrading plastic could be safeguard against, by a condition to specify the tunnels are maintained and kept in order. Defer to the Environment Agency for comment on any impacts on run-off to watercourses.

Original comments

No objections.

6.9 CDC Environmental Strategy

Further comments in response to Parish Council

With the measures being put in place which I have discussed within my comments I am happy that the wildlife corridor would be protected from disturbance. The corridor is most impacted by light which has been mitigated and disturbance from people (primarily found in residential developments) which isn't applicable for this site.

Original comments

No objections.

Badgers

Following submission of the Badger Mitigation Strategy Report (July 2020) we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place. The applicants should be aware that an updated badger will be required for the works, and this will need to be undertaken prior to any works taking place.

Bats

We require that a bat box is installed on the onsite facing south/south westerly positioned 3-5m above ground. Any lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Nesting Birds

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

We would like a number of bird boxes to be installed within the trees on site.

6.10 Applicant/Agent's Supporting Information

Additional information received with cover letter dated 09.11.2020 comprising an addendum to the FRA and Drainage Strategy and information on trip generation and trailer movements, landscape strategy, polytunnel cladding, and rainwater harvesting and crop water demands.

Further additional information with covering letter dated 24.11.2020 dealing with matters of boundary planting, supplemental planting, badger fencing, flood meadow landscaping, estate-wide biodiversity and off-site planting.

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. There is no made neighbourhood plan for Oving at this time.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development
Policy 3: The Economy and Employment Provision
Policy 32: Horticultural Development
Policy 39: Transport, Accessibility and Parking
Policy 42: Flood Risk and Water Management
Policy 45: Development in the Countryside
Policy 48: Natural Environment
Policy 49: Biodiversity
Policy 52: Green Infrastructure

Chichester Local Plan Review Preferred Approach 2016 - 2035 (December 2018)

- 7.3 Chichester District Council adopted the Chichester Local Plan: Key Policies 2014- 2029 on 14 July 2015. The Council is currently reviewing and updating its Local Plan as required by Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012, to provide up to date planning policies which are consistent with the National Planning Policy Framework (NPPF) 2019. The Council consulted on the Local Plan Review 2016-2035 Preferred Approach (LPR) document between December 2018 and February 2019 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Following consideration of all responses to the consultation period, the Council anticipates that the Submission Local Plan will be published for consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in Spring 2021, and that following this the Plan will be submitted to the Secretary of State for Independent Examination. It is currently anticipated that after following all necessary procedures the new Local Plan will be adopted during 2022.
- 7.4 Relevant policies from the published Local Plan Review 2035 Preferred Approach are:

Part 1 - Strategic Policies

S1 Presumption in Favour of Sustainable Development
S11 Addressing Horticultural Needs
S23 Transport and Accessibility
S24 Countryside
S26 Natural Environment
S27 Flood Risk Management
S30 Strategic Wildlife Corridors

Part 2 - Development Management Policies

DM8 Transport, Accessibility and Parking

DM15 Horticultural Development
DM18 Flood Risk and Water Management
DM22 Development in the Countryside
DM28 Natural Environment
DM29 Biodiversity
DM31 Trees, Hedgerows and Woodlands

National Policy and Guidance

7.5 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2019), which took effect from 19 February 2019. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) 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 of assets of particular importance provides a clear reason for refusing the development proposed; 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

7.6 Consideration should also be given to the following sections: Sections 2 (achieving sustainable development), 4 (decision-making), 6 (strong competitive economy), 9 (sustainable transport), 14 (climate change, flooding), 15 (natural environment)

The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

Other Local Policy and Guidance

7.7 The following Supplementary Planning Document is material to the determination of this planning application:

- Surface Water and Foul Drainage SPD

7.8 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Maintain low levels of unemployment in the district
- Develop a local workforce that meets the needs of local employers
- Support local businesses to grow and become engaged with local communities
- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
- Promote and increase sustainable, environmentally friendly initiatives in the district
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Principle
- ii. Landscape and visual impact
- iii. Ecological impact
- iv. Drainage
- v. Access and transport

i. Principle

- 8.2 Policy 32 of the Chichester Local Plan (CLP32) supports and encourages horticultural development, including polytunnels, within designated Horticultural Development Areas. This site is not part of an HDA. Criteria 8-11 therefore apply, in addition to criteria 1-7. Relevant matters for assessment under this policy are therefore (1) noise, (2) pollution, (3) planting, (4) access, (5) landscape and visual impact, (6) water resources, (7) surface water drainage, (8) horticultural justification and location, (9) drainage and land quality, (10) infrastructure and (11) long views.
- 8.3 With regard to criteria 8, Colworth Manor Farm is an extensive agricultural holding with an established business for soft fruit production. Strawberries, raspberries and blueberries are grown. There is clearly a horticultural need for the development and economic benefits of its expansion. The growth and consumption of soft fruits in the UK for the UK market reduces food miles and improves food security. The use of polytunnels extends the growing season, reduces pesticide use and improves fruit quality. The location of additional polytunnels within the land holding, in a field already used for growing soft fruit (with support frames in place) adjacent to existing polytunnels for the same purpose, enables efficient use of existing infrastructure. Staff currently live on site. It would not be practical or viable to locate this particular development within the policy designated areas for these reasons.
- 8.4 Assessment against criteria 3 (planting), 5 (landscape and visual impact) and 11 (long views) will take place below under headings for 'landscape and visual' and 'ecological' impacts. Criteria 6 (water resources), 7 (surface water drainage), and 9 (drainage) will be assessed under 'drainage impacts'. Criterion 2 (pollution) is relevant to ecology, landscape and drainage considerations. Criterion 4 is covered in the access and transport section. Criteria 1 (noise) and (10) infrastructure are not relevant to this proposal.

8.5 The proposal is considered acceptable in principle against Policy 32.

ii. Landscape and visual impact

- 8.6 With regard to CLP32 criterion 5, the site is within the rural area surrounded by existing agricultural and horticultural development and associated activity. It is currently used as productive growing land. When it is visible, intermittently from the shared use path along the A259, less so from the main road, the intervening vegetation and farmland soften and filter views of the site. From the path from the south, the recycling centre dominates. The site has a direct visual and functional relationship with the existing polytunnels on the land to the north and north east.
- 8.7 The site is most apparent from Colworth Lane where it sits approximately 0.5m higher than the road, with land falling to the south east. For the most part, the planting on the

boundaries, the low height of the structures and the set back of development (typically 5-10m from inner boundaries) would limit views. The existing growing frames are lightweight and set back from the boundaries. The polytunnels in the fields to the north are similarly discrete from public vantage points in the vicinity of the application site (CLP32 criterion 11). The right of way to the north of Colworth Manor Farm passes through both Groves Farm and Colworth Manor Farm between multiple fields of polytunnels. The area is clearly horticultural in use and the proposal would be consistent with this established character and environment.

- 8.8 The proposed polytunnels are low level structures typical of an active horticultural area such as this. With no polythene covering during November or December each year the potential landscape and visual impact, over the part of the winter when the leaf cover is more sparse, is minimal. The planting proposals sit within the wider estate biodiversity enhancement plans and focus on supplementing the identified gaps in the existing boundaries, including along the southern boundary and the north western boundary by the layby on Colworth Lane, with native hedgerow planting. The planting proposals identify a range of native species to be used including Hawthorn, Blackthorn, Field Maple, Holly and Hazel, with plants up to 1m tall to start, installed in double staggered rows. Strategic tree planting using Alder is also identified, including on the opposite side of Colworth Lane. This forms part of the existing biodiversity plan for the estate.
- 8.9 With the wildlife and landscape sensitivities in mind, it is proposed to clarify within the plans conditions that polytunnel structures shall not be placed closer to site boundaries, hedgerows or drainage ditches than is shown on the plans. With this, alongside the planting enhancements proposed secured by condition (CLP32 criterion 3), and integrated with the existing site wide landscaping and biodiversity plans, the proposal complies with CLP policies 32 (11), 45, 48 and 52.

iii. Ecological impact

- 8.10 The site has identified wildlife value and forms part of the proposed strategic wildlife corridor under the emerging Local Plan Review (policy S30). The corridor route crosses extensive areas of existing polytunnels. As confirmed by the Environment Officer in response to Parish concerns on this issue, the wildlife impacts from further polytunnel development are considered to be minor and the development would not undermine the proposed route or its function. The proposed enhancements to the hedgerows and undeveloped area to the south of the site will provide biodiversity net gain. The proposal, including the proposed enhancement and associated maintenance which are secured by condition, complies with CLP policy 49.

iv. Drainage

- 8.11 The southern part of the site is in a flood risk area (zones 2 and 3). The plans show polytunnels would be sited in the northern and central part of the site, within flood zone 1. With regard to CLP32 criterion 7, the addendum to the FRA clarifies the approach of siting the polytunnels only in flood zone 1 with reference to the updated SFRA (2018). The original FRA conclusions remain. The FRA confirms that the flood risk from all potential sources to and from the site is very low to no risk and the proposed use of swales and infiltration to ground will be effective with capacity exceeding the required storage for the 1 in 100 year event plus climate change. The FRA and drainage strategy demonstrates that the proposed polytunnel development at Colworth Manor Farm will not increase the flood

risk at the Site or elsewhere. This conclusion has been accepted by the Council's Drainage Engineer.

8.12 It is proposed to intercept and store surface water run-off from the polytunnels structures within grassed leg row swales. These will include flow restriction methods that work by reducing the volume and peak rate of runoff leaving the polytunnel area by attenuating runoff within the swales. This approach is acceptable in principle as it will suitably mimic the existing regime and promote infiltration to ground. Final details are subject to a recommended condition. Furthermore, the removal of the polythene during two consecutive winter months (November and December) will aid directly infiltration to ground. The estate operates several winter water reservoirs to enable the use of stored water during the drier summer months (LP32 criterion 6). The capacity of the existing system including the reservoir storage can accommodate water collected from the additional polytunnel area proposed. The drainage engineer and flood management consultee are satisfied with the information submitted and have recommended conditions to secure appropriate details. The layout plans show a buffer retained between the polytunnels and the onsite drain which lies within the flood risk area. The proposal complies with CLP policy 42 and relevant sections of the Surface Water and Foul Drainage SPD.

v. Access and transport

8.13 With regard to access (criterion 4 of CLP 32 and 39), the site is located on an unclassified publically maintained road that provides access to the main estate. The application site is adjacent to the A259 Bognor Road. Many of the staff live on site. The function of the site is integrated with the operation of the estate as a whole, therefore there would be low numbers of additional vehicle movements associated with the use of polytunnels in this particular field, which is already used for soft fruit growing. WSCC is satisfied with the information submitted and raise no objections on highway safety or access matters. Secure cycle parking on site is recommended by WSCC, and is encouraged by the LPA to promote sustainable forms of travel both around the site and locally. This can be secured by condition. The proposal complies with CLP policies 32 and 39 in this regard.

Significant Conditions

8.14 In light of the above, significant conditions will secure details and implementation of a sustainable drainage strategy, biodiversity and landscape enhancements, polythene management including maintenance and removal of the polythene coverings for November and December, and additional cycle parking on site.

Conclusion

8.15 Based on the above considerations and conclusions, it is considered the proposal complies with relevant and identified development plan policies and therefore the application is recommended for approval subject to the conditions specified below.

Human Rights

8.16 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans". For the avoidance of doubt (unless otherwise agreed in writing by the Local Planning Authority) no polytunnel shall be placed closer to the site boundaries, planting areas and ditches than as shown on the approved plans, in order to maintain appropriate gaps for ecology, drainage, landscape and visual impact reasons.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) **No development shall commence** until the 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 and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. Any ditches or watercourses within the site boundaries shall be clearly identified on the plans and an appropriate buffer maintained.

The polytunnels shall not be first used until the complete surface water drainage system serving them has been implemented in accordance with the agreed scheme.

Reason: The details are required pre-commencement to ensure that the proposed development is satisfactorily drained with all necessary infrastructure installed during the groundworks phase.

4) **No development shall commence on site** until the existing hedgerows and trees have been protected by a fence providing a landscape buffer in accordance with a scheme that shall first have been submitted to and approved in writing by the Local

Planning Authority. The scheme shall include plans showing the type and position of all protective fencing. The landscape buffer shall be undisturbed during the construction period and the fencing shall be maintained until all equipment, machinery, surplus materials and soil have been removed from the site.

Reason: To protect buffer areas for wildlife and in the interests of preserving the visual amenities of the area. It is considered necessary for this to be a pre-commencement condition as the trees and hedges must be protected prior to any development activity taking place on site.

5) No development shall commence until an updated Badger survey has taken place and been submitted to and approved in writing by the Local Planning Authority alongside an updated Badger Mitigation Strategy Report to take into account the latest findings, mitigation and enhancement proposals. This updated report shall be in accordance with the Badger Mitigation Strategy Report (July 2020) unless where amendments are required in response to the latest survey details. Thereafter the strategy shall be implemented fully in accordance with the approved details.

Plans and details showing the provision of a minimum of 2 bat boxes and 5 bird boxes on suitable trees shall also be submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall be installed on site as approved within 1 month of construction commencing on site.

All other species mitigation and enhancement measures set out within the Ecological Impact Assessment by GPM Ecology dated 6 August 2020 and associated appendices shall be strictly followed unless otherwise agreed by the Local Planning Authority on receipt of appropriate updated evidence.

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

Reason: To ensure that the protection of priority species is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species. It is considered necessary for the badger element of this condition to be a pre-commencement condition as the updated details are required and protection measures implemented prior to any activity taking place that may affect the badgers or their habitats.

6) No development shall commence on the Sustainable Urban Drainage System (SUDS) until full details of their maintenance and management set out in a site-specific maintenance manual, has been submitted to and approved in writing by the

Local Planning Authority. Upon completion, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and ongoing operation for the SUDS system and to ensure best practice in line with guidance set out in the SUDS Manual CIRIA publication ref: C687 Chapter 22.

7) All planting and biodiversity enhancement works specified in the approved documents and plans listed below shall be undertaken/implemented **no later than within the first planting season that takes place concurrently (if in season) or otherwise in the planting season immediately following commencement of works on site**, unless otherwise first agreed in writing by the Local Planning Authority. This includes any alder trees not yet planted on the opposite side of Colworth Lane. The site shall then be managed and maintained as part of the Estate wide planting and wildlife habitat enrichment programme.

Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Approved details:

Planting Schedule Gully Field November 2020

Landscape Layout Plan 1320-CGF-014

Accompanying letter from Paul Hughes dated 24 November 2020

Recommendations within sections 5 and 6 of the Ecological Impact Assessment by GPM Ecology dated 6 August 2020 (unless superseded in whole or part by relevant documents subsequently approved under other ecological conditions)

Reason: To ensure the provision and establishment of suitable planting to soften and filter the landscape impact of the development and the implementation of all reasonable measures to enhance the biodiversity and landscape value of the site.

8) **The polytunnels shall not be first used** unless and until covered and secure cycle parking has been provided in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the cycle parking shall be retained for that purpose in perpetuity.

Reason: To provide alternative travel options to the use of motorised vehicles, particularly for local journeys, in accordance with current sustainable transport policies.

9) The polytunnels shall not be used unless in accordance with all of the requirements below:

1. The polythene coverings shall be maintained in good order at all times while in place on site.
2. The polythene coverings shall be removed from the frames before 1 November and not reinstated before 1 January each year.
3. When not in place on the frames, the polythene shall be stored appropriately and/or recycled/disposed of in a responsible manner in order to avoid any detrimental impacts on the environment.

Reason: To minimise the environmental effects of the polythene including with regard to ecological protection, drainage efficiency and water quality.

10) Notwithstanding the requirement for the seasonal removal of the polythene, the polytunnel structures hereby permitted shall be permanently removed should they no longer be required for the growing of fruit, salads or vegetables. Their removal shall take place no longer than 3 months after their last use for crop purposes.

Reason: To enable the Local Planning Authority to review the need for the equipment in the interests of visual amenity and character.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no external illumination shall be provided on the site other than in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed location, level of luminance and design of the light including measures proposed to reduce light spill and appropriate management to ensure the lighting is only switched on when it is necessary. Thereafter the lighting shall be installed and maintained in accordance with the approved lighting scheme in perpetuity.

Reason: In the interests of protecting wildlife and the character of the area.

Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - Location plan	1320-CGF-010A		19.08.2020	Approved
PLAN - Polytunnel details	1320-CGF-012		19.08.2020	Approved
PLAN - Holding plan	1320-CGF-013		19.08.2020	Approved
PLAN - Landscape Layout Plan	1320-CGF-014		24.11.2020	Approved
PLAN - Polytunnel Layout Plan (A3)	1320-CGF-011		19.08.2020	Approved

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2) The developer's attention is drawn to the provisions of the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994, and to other wildlife legislation (for example Protection of Badgers Act 1992, Wild Mammals Protection Act 1996). These make it an offence to kill or injure any wild bird intentionally, damage or destroy the nest of any wild bird intentionally (when the nest is being built or is in use), disturb, damage or destroy and place which certain wild animals use for shelter (including badgers and all bats and certain moths, otters, water voles and dormice), kill or injure certain reptiles and amphibians (including adders, grass snakes, common lizards, slow-worms, Great Crested newts, Natterjack toads, smooth snakes and sand lizards), and kill, injure or disturb a bat or damage their shelter or breeding site. Leaflets on these and other protected species are available free of charge from Natural England.

The onus is therefore on you to ascertain whether any such species are present on site, before works commence. If such species are found or you suspected, you must contact Natural England (at: Natural England, Sussex and Surrey Team, Phoenix

House, 32-33 North Street, Lewes, East Sussex, BN7 2PH, 01273 476595,
sussex.surrey@english-nature.org.uk) for advice. For nesting birds, you should delay
works until after the nesting season (1 March to 31 August).

For further information on this application please contact Joanna Bell on 01243 534899.

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QFBF6ZER0ZW00>