

DECISION NOTICE

Application Ref: F/29/26/PL

1 To Addressee

Fellows Planning Ltd
62 Carmarthen Avenue
Drayton
Portsmouth
PO6 2AQ

2 Site Address

Wicks Farm
The Glasshouse
Ford Lane
Ford
BN18 0DF

3 Description of Development

Agricultural and horticultural workers' accommodation, consisting of 14 individual units (56 workers), welfare facilities with associated landscaping and parking for a period of 5 years. This site is in CIL Zone 3 (Zero Rated) as other development.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The use of land and structures hereby permitted shall be discontinued permanently and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending 5 years from the date of this permission.

Reasons: To enable the Local Planning Authority to review the special circumstances under which this permission is granted in accordance with H DM3 of the Arun District Local Plan.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
 - Location Plan DD599L03 REV C
 - Proposed Block Plan DD599L04 REV D
 - Proposed Site Plan DD599L09 REV B
 - Floor Plans and Elevations 001
 - Bike Store and Elevations DD599D01 REV A

- Hard and Soft Landscape Proposals Plan 1 OF 3 DD559L05 REV E
- Hard and Soft Landscape Proposals Plan 2 OF 3 DD599L06 REV E
- Hard and Soft Landscape Proposals Plan 3 OF 3 DD559L07 REV E
- Ancillary Building Sections DD559L10 REVB
- Ancillary Building Floor Plan and Elevations Sheet 1 of 2 DD599L11 REV A
- Ancillary Building Floor Plan and Elevations Sheet 2 of 2 DD559L12 REVA

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The residential caravans hereby permitted to be stationed on the site shall not be occupied otherwise than as unit of accommodation limited to a person employed in horticulture by Berry Farming Limited at Wick Farm, Ford Lane.

Reason: To prevent the use of the accommodation for purposes unrelated to the agricultural use of the farm in accordance with Policy H DM3 of the Arun Local Plan.

- 4 Within 6 months of the grant of this permission, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Biodiversity Net Gain Assessment and accompanying metric (George Sayer, 24 April 2026) and in section 8 of the Ecological Impact Assessment (George Sayer, 24 April 2026), shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details within 6 months of the approval of such details and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.



Neil Crowther
Group Head of Planning

Case Officer: Hebe Smith
Decision Issued: 8th July 2026

Arun District Council
The Arun Civic Centre
Maltravers Road

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals should be made on line via Appeal A Planning Decision <https://appeal-planning-decision.service.gov.uk/before-you-start> If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of the support options available.

Before making an appeal, you may find it useful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building

Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).