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Permitted Development – Agriculture

Access and Design Statement

Proposed Development at: Wicks Farm, Ford Lane, Ford, Arundel BN18 0DG.

It is proposed to erect multispan polytunnels on land at Wicks Farm, Ford Lane, Ford, Arundel, BN18 0DG to grow strawberries and raspberries.

This paper contains the key points of the proposal and should be read in conjunction with:

- The Permitted development Application
- Location Plan
- Site Plan
- Layout & Elevation Drawings
- Topography Survey
- Ecology Report
- Transport Assessment
- Flood Risk Assessment
- Landscape & Visual Impact Assessment

1.0 Background

Agricultural Investments Ltd. are funding this project and intend to erect 6 Hectares of multispan polytunnels on the site to grow strawberries and raspberries.

2.0 Proposed Development

It is planned to erect the multispan polythene tunnels in one field. The overall footprint will be 600m x 100m = 60,000 m². The height to the roof gutters will be 5.0m and to the ridges it will be 7.5m.

The main structure will comprise galvanised steel tubes supported by galvanised posts spaced at 10.5m x 3.0m. The entire structure will be clad in horticultural polythene. 2m

deep continuous ventilation will run along both sides of the ridges, allowing for both lea-side and wind-side ventilation.

3.0 Site Location, Levels and Layout

The site is bounded to the North by the main Portsmouth to Brighton railway line, to the South by Ford Lane and to the East and West by farm land. The land is currently being farmed with rotational arable crops.

The area of land proposed for the multispan polytunnels is relatively level, with minimal levelling required.

4.0 Access

Access to the site will be through the existing entrance.

5.0 Flora & Fauna

The site has been under long term agricultural cultivation use. There are no known protected species of native flora or fauna on the proposed site.

6.0 Noise & Odour

There will be no odour emanating from the barn and the only noise will be that of tractors loading and unloading straw bales during daylight hours and for very short periods of time.

A Landscape and Visual Impact Assessment has been carried out as part of this full planning application.

7.0 Planning Context & Considerations

- 7.1** This completed nursery development project will make a major contribution towards food security, reduce food miles and imports.
- 7.2** The proposed nursery development site lies on cultivated agricultural land and adjoins the existing farming operations at Wicks Farm.
- 7.3** Rain water harvesting is included in the design of the development so that rain water is collected from the greenhouse roof and stored in a reservoir to be used year-round for crop irrigation.
- 7.4** Irrigation drainage water from the crops will be collected in underground tanks, blended with fresh irrigation water and recycled back to the crop. This system ensures that no irrigation water or fertilisers run to waste.
- 7.5** 20 new full-time jobs will be created; many of them high value.

8.0 Arun District Council (ADC) – Local Plan – Relevant Policies

(i) ADC states that it will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions South of the National Park through to the coast and throughout its settlements.

(ii) Planning applications that help to achieve the central aim of this Local Plan, which is to increase employment density and which accord with the Plan policies and/or adopted Neighbourhood Development Plan will be approved, unless material considerations indicate otherwise.

8.1 Policy DEV3 Horticulture

New glasshouse and polytunnel development will usually be permitted provided that:

- (i) there is no adverse impact on the surrounding environment and landscape;*
- (ii) long views across substantially open land are retained;*
- (iii) adequate water resources are available; and*
- (iv) adequate surface water drainage capacity exists or can be provided as part of the development.*

8.2 Policy DEV6 Agricultural Buildings

Agricultural buildings will be permitted provided that:

- (i) their scale, siting, design and materials minimise the visual impact on the landscape; and*
- (ii) new buildings are grouped with any existing buildings in order to minimise impact on the landscape. Isolated buildings will be permitted where their location is essential to the agricultural activity being undertaken and that they are not situated in a prominent location.*