

1.0 APPLICATION & SITE DETAILS

Date of Submission: 1st October 2026

Reference Number: F/45/26/PL

LPA: Arun District Council

Site Address: Unit C6 Ford Airfield Industrial Estate, Rollaston Park, Ford BN18 0HY

Applicant: Wagner Developments Ltd c/o SHW LLP

2.0 PROPOSALS & BIODIVERSITY

Proposal: Confirmation of Planning Uses attributed to unit to be B2, B8 and E(g).

Existing Biodiversity: The unit is a basic light industrial premises, forming part of a larger block of similar units of varying size. This block is located on an estate of similar blocks of units, surrounded by concrete estate roads with very limited grass verge areas, including a small grass verge in front of Unit C6, shared with the adjoining unit. The grass verges do not form part of any unit demises and remain under Landlord and Property Manager. Any existing biodiversity other than grass verges is generally around the outside of the site, beyond the boundaries, and mainly not forming part of the estate, other than one or two small trees that appear to have self-seeded. The subject unit is quite central within the overall estate. Having checked environmental allocations on our Nimbus mapping application, it indicates no environmental constraints or protections being applied, including for any wildlife protection or special scientific interest.

Enhancement Statement: As our application does not involve any development or other building works and is purely seeking to affirm requested Planning Use Classes; in addition to the overall site and immediate surroundings having no apparent biodiversity protections or control; we do not propose to undertake any biodiversity enhancement as part of the application. This also appears appropriate in that the estate is formed of concrete roads and blocks of industrial units, along with the traffic associated with use of a light industrial estate. There is no real biodiversity seemingly present or likely to remain within this type of setting, as there is also very little undeveloped space within the estate.

We trust that this is a proportionate and acceptable response to this local validation requirement.