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Access and Design Statement

Site: Wicks Farm, Ford Lane, Arundel, BN18 0DF

Description: Staff Accommodation

It is proposed to provide 14 Staff Accommodation units on land at Wicks Farm, Ford Lane, Arundel, BN18 0DF.

Staff accommodation on this site will be for the exclusive use by workers employed by Berry Farming engaged in the production of strawberry and other berry crops.

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

- Location Plan
- Site Plan
- Elevations & Specifications of Units
- CIL Form
- Flood Risk Assessment
- Transport Assessment
- Ecological Report

1.0 Background

Berry Farming plans to provide staff accommodation on site; alongside the existing glasshouse production area.

Attracting sufficient numbers of staff, at all skills levels, into the local horticultural industry has proved to be extremely difficult over the last few years. The high cost of renting suitable local accommodation and the limited availability and cost of transport act as disincentives for people willing to relocate into the area to take up job offers.

It is clear that offering good quality on-site accommodation, along with good working conditions, can make all the difference in attracting workers into horticultural businesses.

2.0 Proposed Accommodation Units

It is planned to provide 14 on-site accommodation units and welfare facilities; including: toilets, showers, kitchen and laundry facilities.

Layout Plans for this Application have been produced by Curtis Leeves Technical (CLT).

3.0 Site Location

The proposed site is bounded to the North West by the main glasshouse development, to the North by the planned additional glasshouse area, to the South by Wicks Farm buildings and Ford Lane, and to the East and West, cultivated agricultural fields.

4.0 Access

Access to the site will be through the existing entrance to Wicks Farm from Ford Lane. The entrance was widened in 2019 and has excellent site lines in both directions.

5.0 Vehicular Movements

The proposed development would lead to a **substantial reduction in vehicle movements** as the majority of workers would be living on site, greatly reducing the numbers of vehicles going to and from work every day.

6.0 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.

An Ecological Survey and Assessment has been carried out by The Ecology Partnership.

7.0 Noise & Odour

There will be no odour emanating from the site and the only noise will be that of people going about their daily business; predominantly going to and from work on site.