

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Carol Hatton [REDACTED]
Sent: 01 July 2021 22:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Planning Consultation on: F/7/21/PL

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Ford Parish Council do not object to this application as long as the Ford Neighbourhood Development Plan Policies below are complied with fully.

Relevant Ford Neighbourhood Development Plan Policies.

6.4 Built-up Area at Ford Policy BUA1: Built Up Area (BUA) boundary The BUA boundary is defined on the Proposals Map. Outside of the BUA, development will not be acceptable other than for the purposes of :

- Agriculture;
- Forestry;
- Recreation, or
- where other policies within the Development Plan indicate otherwise

BUA1.1 The boundary sets the distinction between the built form of Ford and the surrounding countryside and will protect the countryside from harmful development. Preventing coalescence between Yapton and Ford is important to residents and will preserve the separate identities of the two communities (The Peregrines Estate has a BUAB defined within the Yapton BUAB specified by ADC).

Justification : NPPF11 ; Obj 6

6.6 Environment and Heritage

Policy EH1:

Protection of trees and hedgerows Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be refused unless the need for, and the benefits of the development in that location clearly outweigh the loss. Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible trees of arboricultural and amenity value and hedgerows. Proposals where there are trees on the site or on neighbouring sites that could be affected by the development should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

EH1.1

Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat can have a significant effect on wildlife.

EH1.2

To contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature. Justification: NPPF11 : Obj. 6

Policy EH2:

Renewable Energy Proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported provided that:

- The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve
- The siting, scale, design and impact on heritage assets, landscape, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way
- Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference

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- Where appropriate, the energy generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard

• Energy generating infrastructure is not located on Grade 1 or 2 agricultural land. EH2.1 The Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-2019 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

EH2.2 Micro-generation Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies micro-generation technologies used to produce electricity and heat from renewable sources.

EH2.3 Maintaining the remaining agricultural land uses surrounding the parish is of paramount importance to this rural parish, not just for the employment that it supports but also the biodiversity it supports.

Justification : NPPF 10 ; Obj 2

Policy EH4

Surface water management New development should aim to reduce the overall level of flood risk in the area:

- Where appropriate surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased. No development shall commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the complete

surface water drainage system serving the property has been implemented in accordance with the agreed details.

- Consideration should be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternative to conventional drainage where appropriate. Sustainable drainage systems on private property, whether they are private or adopted, must be approved by the LPA having consulted the relevant SUDS Lead Local Flood Authority (WSCC) prior to the commencement of development
- The site specific Flood Risk Assessment must demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. Any proposed mitigation measures proposed as part of the Flood Risk Assessment must be deliverable and sustainable, including details for the provision of long term maintenance and management of any new feature for the lifetime of the development.
- There is a presumption against culverting and the constricting of watercourses and their immediate environs.

EH4.1

Whilst the Parish of Ford does not have significant issues with flooding, the surrounding area has major issues related to flooding from surface water run off. Any development in Ford must seek to ensure that this situation is not exacerbated.

EH4.2

The design of surface water management measures 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. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar approved, will be required to support the design of any infiltration drainage.

EH4.3 The Parish Council supports the goal of ensuring that the environment and water quality of the river system within the catchment is either maintained or improved to its highest possible level including seeking to enforce riparian responsibilities. Justification :

NPPF 10 ; Obj 4 Policy

EH5

Grade 1, 2 and 3a Agricultural Land No development (other than that specified as permitted development) will be permitted on land Graded 1, 2 and 3a as designated in the Agricultural Land Classification Map produced by Natural England (See the OpenGov data website), the exception being land allocated for development in the development plan and development required for the operational needs of agriculture.

EH5.1 In order to safeguard future food production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish.

Justification : NPPF 3,11; Obj 8

EH8 Light Pollution

All major development shall be expected to demonstrate through the submission of a lighting scheme that the lighting has been designed specifically to minimise the impact of the lighting on the night sky.

EH8.1

The Parish is largely unlit and any new development proposals will be expected to conform to the highest standard of light pollution restriction in force at the time. There will be a presumption against street lighting and support for low level lighting which preserves the views of the night sky.

EH8.2

The Parish is visible from the South Downs National Park which has become the 11th site in the world to be made an international dark sky reserve by the International Dark-Sky Association (IDA). Justification :

NPPF11 ; Obj 6.7

Employment and Enterprise

Policy EE1

Support for business Development proposals to upgrade or extend existing employment buildings (see Evidence Base 12) will be supported unless the proposal would cause unacceptable harm to the amenities of surrounding properties, landscape, wildlife and cultural heritage.

EE1.1 Encouraging business to remain in Ford is important as it provides employment opportunities not only for local people but across the District. Proposals to upgrade or extend should be encouraged.

Justification : NPPF 1,3 ; Obj 8

Policy EE7 Sustainable Commercial Buildings All new commercial buildings will be encouraged to provide:

- secure parking and storage of bicycles for customers and employees
- energy generating infrastructure using renewable or low carbon energy sources

EE7.1 The Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-2019 actively encourages the use of renewable energy schemes and the Parish Council supports this approach. 37

Justification : NPPF 10 ; Obj 9

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 15 June 2021 09:49

To: Carol Hatton [REDACTED]

Subject: Planning Consultation on: F/7/21/PL

To: **Ford Parish Council**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 25 Representations by Parish/Town Councils

Planning Permission

Application No: F/7/21/PL

Registered: 27th April 2021

Site Address: Wicks Farm Ford Lane Ford BN18 0DF

Grid Reference: 499020 103932

Description of Works: Building a new 1.28 Ha high-tech glasshouse, reservoir and parking area adjacent to the existing 6 Ha glasshouse, reservoir and nursery area. This site is in CIL Zone 3 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 27th May 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications

<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

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