

Neil Crowther
Planning & Economic Regeneration
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

12th July 2021

Site: Wicks Farm – East – Ford Lane, Arundel, BN18 0DF.

Description: Glasshouse, Reservoir & Parking Area – F/7/21/PL.

Response to Queries:

1. WSCC – Highways – Nicola Fry

Query: Demonstrate the proposed access for the site.

The existing access approved under F/23/19/PL will be utilised as common access for F/7/21/PL.

Query: How will the parking area be accessed?

The additional parking area will be accessed through internal roads within the site.

Query: What types of vehicles will this area of hard-standing be used for?

Daily HGV fresh produce transport (average 1 two-way movement) and staff mini bus movements (2 two-way movements).

2. Water Voles

Query: Water vole survey. Drainage and abstraction to the ditch to the west.

An Ecological Assessment, including a Habitat Survey, was carried out for this site by The Ecology Partnership – January 2021. No evidence of Water Voles was found.

There are no plans to drain the new glasshouse, reservoir or hard standing areas into the ditch to the west. There are also no plans to abstract water from any of the ditches on site.

3. Ford Parish Council

Query: Ford PC do not object to this application as long as the Ford Neighbourhood Development Plan Policies are complied with fully.

Policy 6.4: The site is outside of the Built-Up-Area (BUA) and is designated for Agriculture.

Policies EH1 + EH1.1 + EH1.2: The protection of trees, hedgerows, flora and fauna and wildlife habitats have all been assessed and surveyed for this site. The full Assessment and Survey was carried out by The Ecology Partnership in January 2021 and was submitted with the full planning application to ADC.

Policy EH2: Energy generation: Bio gas (methane) is being used as the main source of heat energy and a heavily insulated buffer tank will be used as a heat store. A sophisticated climate-control computer monitors and manages temperature, humidity and carbon dioxide levels within the glasshouses. Thermal screens are deployed at night to save energy.

Policies EH4 + EH4.1 + EH4.2 + EH4.3: A Flood Risk Assessment for this development was prepared by the Civil Engineering Practice in February 2021 and was submitted with the full planning application to ADC.

Policy EH5.1: The proposed development will fully meet this Policy.

Policy EH8 + EH8.1 + EH8.2: Site lighting for this development has been designed specifically to minimise the impact of the lighting on the night sky.

Policy EE1 + EE1.1: The upgrading and extension of this development fully complies with the employment aims of Ford PC.

Policy EE7 + EE7.1: Provision has been made for the secure parking and storage of bicycles for employees for this development.

Energy generation: Bio gas (methane) is being used as the main source of heat energy and a heavily insulated buffer tank will be used as a heat store. A sophisticated climate-control computer monitors and manages temperature, humidity and carbon dioxide levels within the glasshouses. Thermal screens are deployed at night to save energy.

John Hall Consulting Ltd. – 12th July 2021