

Recommendation Report for Planning Permission

REF NO: F/7/21/PL

LOCATION: Wicks Farm
Ford Lane
Ford
BN18 0DF

PROPOSAL: 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.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposed nursery extension site lies on cultivated agricultural land and adjoins the farming operations at Wicks Farm. Immediately to the West and adjacent to this proposed glasshouse development is the existing 6Ha high-tech glasshouse nursery and reservoir. The proposal includes the following:

- An additional reservoir 95m x 13.5m
- 1 large glasshouses under one roof with an overall footprint of 160m x 80m totalling 12,800m². The height to the roof gutters will be 6.0m and to the ridges 6.8m. The main structure will comprise galvanised steel lattice beams supported by galvanised posts spaced at 8.0m x 5.0m. The structure will be clad in horticultural glass, supported in aluminium glazing bars and gutters.
- A hard standing area 5m by 5m which will be used daily for HGV fresh produce transport (average 1 two-way movement) and staff mini bus movements (2 two-way movements). Access to the site will be through the existing entrance to Wicks Farm from Ford Lane. The entrance was widened in 2019.

The proposed use of the multispan tunnels are for the growing of strawberries and would employ a further 5 staff.

SITE AREA

4 hectares

TOPOGRAPHY

Predominantly flat.

TREES

Sporadic trees to the boundary of the site.

BOUNDARY TREATMENT

The site has been under long term agricultural cultivation use. The boundaries of the site comprise hedging.

SITE CHARACTERISTICS

The land is currently being farmed with rotational arable field crops. The proposed glasshouse and reservoir site is bounded to the North by the main Portsmouth to Brighton and London

railway line, by cultivated agricultural fields to the East, the existing glasshouse nursery to the West, Wicks Farm buildings and Ford Lane to the South.

CHARACTER OF LOCALITY

A rural area with sporadic commercial uses interspersed on farms and in agricultural buildings.

RELEVANT SITE HISTORY

F/2/21/PL	Variation of condition 2 imposed under F/30/18/PL referring to approved plan numbers to include a gas tank.	ApproveConditionally 09-04-21
F/8/20/PL	Variation of condition 2 following the grant of F/30/18/PL relating to the change of cladding from polythene to glass.	ApproveConditionally 16-06-20
F/23/19/PL	Variation of condition 2 (plans condition) to show new site access & red edge & removal of conditions 13 & 14 following the grant of F/30/18/PL dealing with the use of an existing access instead of creation of new access.	ApproveConditionally 17-04-20
F/11/19/PL	Construction of agricultural barn with flexible storage use (B8 Use Class) with ancillary office space	ApproveConditionally 05-03-20
F/30/18/PL	2 multispans tunnels, 2 ancillary outbuildings, drainage pond, associated drainage works, external hardstanding for vehicle parking, access and turning.	ApproveConditionally 27-09-19

The site is adjacent to the existing glasshouse approved under F/30/18/PL and would form an extension to it.

REPRESENTATIONS

Ford Parish Council - No Objection On the basis that Ford Neighbourhood Plan policies BUA1, EH1, EH2, EH4, EH5, EH8 and EE7 are complied with.

COMMENTS ON REPRESENTATIONS RECEIVED:

The agent has provided the following details in respect of the Neighbourhood Plan policies:

Policies EH1 : 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: A Flood Risk Assessment was submitted with the application.

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

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

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

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

Compliance with policy EH4 has now been satisfactorily addressed given the lifting of the objection from the Environment Agency.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Network Rail - No Objection

Due to the close proximity of the proposed works to the railway embankment and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team via AssetProtectionLondonSouthEast@networkrail.co.uk prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway. The applicant will need to provide assurances that the reservoir has no effect / does not import any risk to the railway, as well as demonstrating there will be no risk of glare from the greenhouse that could affect train drivers.

The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. More information can also be obtained from our website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-andoptimisation/>.

Environment Agency - No Objection

Drainage Engineer - No Objection.

Request imposition of condition to ensure that the development is adequately drained and does not increase flood risk elsewhere.

Greenspace Officer - No Objection.

The potential impact on the location would be notable and would require that landscaping be provided as mitigation towards screening and softening of the proposals.

Mitigation/requirements

The proposals would require that mitigation screening landscaping be provided with details shown in plan for detailing species choice, plant quantities, densities and size at time of planting. Landscaping would be required to increase biodiversity and habitat within this rural site.

These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals are fitting, providing screening as required, increasing biodiversity and wildlife habitat.

Southern Water - No Objection.

Environmental Health - No Objection.

Conditions requested in respect of construction, contamination and air quality.

Ecology Officer - No Objection.

The site lies within the SSSI Impact Risk Zone of Arundel Park SSSI and is 1.3km south of South Downs National Park.

The hedgerows along the west and north boundaries are fragmented but are used by wildlife as commuting corridors. Therefore, the boundary treelines and hedgerows should be retained and enhanced to improve existing green links with the wider landscapes and increase connectivity. This will include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

We require that a bat box is installed on the trees onsite facing south/south westerly positioned 3-5m above ground.

Query water vole survey.

County Highways - Further information required.

The provided plans do not clearly demonstrate the proposed access for the site, Drawing 03 indicates that the access approved under F/23/19/PL will be utilised, however Drawing 6648-CHOK-GH-GF-DR-P-0010-002 demonstrates that the access approved under F/30/18/PL will be utilised. The LHA request clarification as to which access will be utilised.

The application has been supported by a Transport Statement produced by The Civil Engineering Practice. Trip generation has been assessed and is anticipated to result in two additional HGV movements per day (1 two-way movement) and 4 additional staff minibus movements (2 two-way movements). HGVs will operate between mid-afternoon and midnight and as such the LHA do not anticipate that conflict will occur between vehicles within the access.

The Transport Statement indicates that no additional parking will be required, as all new staff trips will be by minibus although the LHA note that a proposed parking area is included within this application. It is also unclear how this parking area will be accessed within the site, as it appears to be isolated. The LHA request clarification regarding the parking area - what types of vehicles will this parking area be utilised for and how will this area of hard-standing be accessed?

Economic Development - Support.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted, With regard to ecology queries the agent has confirmed 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.

In respect of highways the agent has confirmed the existing access approved under F/23/19/PL will be utilised as common access for F/7/21/PL.

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

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

The request by the environmental health officer for a construction management plan is not considered necessary given the rural location of the site. Restricting the hours of construction at the site would

adequately protect residential amenity.

POLICY CONTEXT

Designation applicable to site:
 Class C road
 Outside Built Up Area Boundary
 Overhead Electricity Line
 Right of Way
 No Public Sewer
 Biodiversity Opportunity Area

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ENVSP1	ENV SP1 Natural Environment
HORDM1	HOR DM1 Horticulture
LANDM1	LAN DM1 Protection of landscape character
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SODM1	SO DM1 Soils
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management

<u>Ford Neighbourhood Plan 2019 Policy EH1</u>	Protection of trees and hedgerows
Ford Neighbourhood Plan 2019 Policy EH4	Surface water management
Ford Neighbourhood Plan 2019 Policy EH5	Grade 1, 2 and 3a Agricultural Land
Ford Neighbourhood Plan 2019 Policy BUA1	Built Up Area (BUA) boundary
Ford Neighbourhood Plan 2019 Policy EE1	Support for business
Ford Neighbourhood Plan 2019 Policy EH8	Light Pollution

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local

Planning) (England) Regulations 2012.

The relevant policies of Ford Neighbourhood Plan have been considered.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it there would be no materially adverse effect on the visual amenities and character of the area, flooding or highway safety.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The site is located outside the built-up area boundary on farmland and the proposed development would facilitate production of soft fruit. In principle it would therefore accord with policies CSP1 and SO DM1 of Arun Local Plan in that it constitutes diversification of the rural economy in accordance with CSP1(d) and provided it accords with policy HOR DM1 it would also meet the requirements of part (f) of the policy. It would also comply with policies BUA1 and EH5 of Ford Neighbourhood Plan since the use is agricultural in nature.

The National Planning Policy Framework under paragraph 83 states that Planning policies should "support the sustainable growth and expansion of all types of business and enterprise in rural areas...".

Therefore, the principle of the proposed development in this location is considered acceptable and will be assessed against policies HOR DM1 and D DM1 of the Arun Local Plan, relevant policies within the Ford Neighbourhood Plan and the National Planning Policy Framework.

COMPLIANCE WITH POLICY HOR DM1 HORTICULTURE

This policy requires glasshouse development to accord with varying criteria. The proposal accords with this policy in that :

-The height and bulk of the structure would not significantly damage the character of the area.

-It relates sympathetically to the natural environment.

- It provides economic benefit of the scheme to the rural economy by creating 5 full time jobs; the annual output value of the strawberry production will be significant. There will be additional benefits to the rural economy; including: new business relationships with logistics, engineering, technical, training, agronomy and many other local businesses. This completed nursery development project will make a major

contribution towards food security, reduce food miles and imports. This development will make a significant contribution towards increasing and extending the growing season of home-grown strawberries and reducing imports. It will also reduce food miles and help move food production towards the target of net zero carbon.

- Pollution to soil, water or air, including cumulative effects, is within regulated acceptable limits. 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. The strawberry crops are not grown in the soil. They are grown in an inert growing media in a closed irrigation system with no drainage water running into the soil. No fertilisers, chemicals or contaminants will be discharged to the soil, waterways or to the air.

- There is minimal impact on health or general amenity resulting from artificial lighting on occupants of nearby residential properties and minimal impact on the appearance of the site in the landscape by the minimisation of light spillage and glare to keep the natural environment dark at night. The agent has confirmed there are no plans to use artificial lighting at any time for crop lighting. The natural environment will be kept dark at night. A condition can be proposed to limit light levels.

- Noise levels resulting from machinery usage, vehicle movement, or other activity on the site would not be likely to unacceptably disturb occupants of nearby residential properties. The only noise will be that of vehicles loading and unloading during daylight hours for very short periods of time.

- The proposal includes full details of new landscaping, screening and of any vegetation retained on site. A Landscape & Visual Impact Assessment, has been submitted together with an Ecological Appraisal and Tree Schedule which includes recommendations for the protection of flora & fauna. The scheme includes mitigation measures which can be conditioned. The landscape officer has no objection.

Since no planting is being undertaken directly into the soil it is not considered necessary to submit a sustainability and options appraisals, mitigation measures, and a soil resources plan for development of the site.

The proposal is therefore compliant with this policy.

Policy EH8 of Ford Neighbourhood Plan relates to Light Pollution and states development proposals which detract from the unlit environment of the Parish will not be supported. Based on the level of information submitted with the application it has been satisfactorily demonstrated that this is complied with.

COMPLIANCE WITH POLICY ENV DM3 BIODIVERSITY OPPORTUNITY AREA

The northern part of the site lies in a Biodiversity Opportunity Area as defined in the Local Plan and Neighbourhood Plan. The submitted Landscape & Visual Impact Assessment, Tree Schedule and Ecological Appraisal demonstrate that the development retains and sympathetically incorporates locally valued and important habitats, including wildlife corridors, is designed to minimise disturbance to habitats and includes opportunities for enhancement of habitats through design, layout, landscaping.

The Ford Neighbourhood Plan contains policy Policy ENH6 which states that within the Biodiversity Opportunity Area development will not be permitted unless it is reasonably necessary for the purposes of agriculture and only then if it is designed to minimise disturbance to habitats. The evidence submitted satisfactorily demonstrates that this is the case.

Arun Local Plan policy ENV DM5 states that: "Development schemes shall, in the first instance, seek to

achieve a net gain in biodiversity and protect existing habitats on site. The proposal is compliant with policy ENV DM5 of Arun Local Plan. Appropriate mitigation can be conditioned.

DESIGN AND VISUAL AMENITY

The proposed glasshouse would be of a significant size and scale appropriate to the rural location but such development would only be acceptable if the site screening remains and is enhanced in order to protect the character of the area and public views across the landscape. A Landscape Appraisal has been submitted and a supporting landscaping plan has been submitted detailing where additional planting would be carried out which demonstrates that the open landscape character of the countryside will be protected. The proposed glasshouse would be seen against that of the existing glasshouse to the west. The introduction of an additional glasshouse, glimpsed between trees and generally beyond parked high sided vehicles would not be perceptible in the glimpsed view from Ford Lane to the south. The glimpsed visibility to the distant wooded skyline of the South Downs would not be obscured. The extension of a glasshouse between existing areas of glasshouses and filtered by vegetation, across a very small area would not be perceptible for local, recreational users of Public Footpath No. 355-4, to the west.

Therefore, it is considered that the proposal accords with Policy D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

It is likely that the nearest residential properties are sufficiently sited away for there to be no unacceptable impact on their residential amenities, but without the inclusion of a lighting report and noise details this has not been adequately demonstrated.

As such, the proposal would not have a detrimental impact on the amenity of occupiers of adjoining residential units with regard to overlooking, overbearing impact, overshadowing and loss of light/sunlight, but may be adversely affected by noise and activity levels. Some of the farm to the south is already used as an on-farm anaerobic digestion plant & associated infrastructure for the generation of biomethane, CO₂, electricity & heat, grid connection, digestate lagoon the proposal could therefore cumulatively potentially adversely affect residential amenity.

Therefore, based on the information submitted the proposal is considered to accord with policy D DM1 and HOR DM1 of the Arun Local Plan.

TREES AND HEDGEROWS

A tree constraint plan and tree schedule have been submitted with the application. Policy EH1 of Ford Neighbourhood Plan: Protection of trees and hedgerows states '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 resisted. 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. Based on the submitted information it is clear that sufficient mitigation and retention of habitat is being provided. The proposal would also accord with Arun Local Plan policy ENV DM4.

SUPPORT LOCAL BUSINESS

The officers note the comments of the Council's Economic Development team as there is a shortage of good quality commercial premises in the District. The application form indicates 5 jobs will be provided as a result of the expansion of the site, this is supported by EMP DM1 of the Arun Local Plan and Policy

EE1 of the Ford Neighbourhood Plan (FNP). Policy EE8 Agricultural/Horticultural/Horsicultural employment of Ford Neighbourhood Plan refers to development outside of the BUA boundary and states that proposals for the redevelopment or change of use of land in Agricultural/Horticultural/Horsiculture away from employment use will not be permitted. The proposal accords with this policy as more jobs are being created.

HIGHWAY SAFETY

The information submitted demonstrates that use of the site can be undertaken without adversely impacting on highway safety. Following the initial request from County Highways for further information the following has been confirmed :

The additional parking area will be accessed through internal roads within the site.
Daily HGV fresh produce transport (average 1 two-way movement) and staff mini bus movements (2 two-way movements) will use the hard standing.

The consultee response to this additional information is still outstanding but the impact of parking/turning would not have an adverse impact on highway safety. The proposal therefore now accords with policy T SP1 of Arun Local Plan.

DRAINAGE AND FLOODING

Policies W DM2 and W DM3 of the Local Plan and policy EH4 of the Ford Neighbourhood Plan refer to flood risk and surface water management in new development which should aim to reduce the overall level of flood risk in the area.

The proposal is supported by a Flood Risk Assessment (FRA). The original FRA was not acceptable, but it has been updated and is now adequate and the Environment Agency have withdrawn their objection. The submitted FRA now complies with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance and adequately assesses the flood risks posed by the development. Given that the FRA is acceptable the proposal complies with policy W DM2 (b) of Arun Local Plan which requires a site specific FRA to demonstrate that the development will be safe, without increasing flood risk elsewhere and reduce flood risk overall.

SUMMARY

It is recommended that the planning application is approved subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to

be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 01

Proposed Site Layout 03

Proposed Lagoon 6648-CHOK-GH-GF-DR-P-0010-005 rev A

Site Location Plan 6648-CHOK-GH-GF-DR-P-0010-002 rev A

Glasshouse Layout and Elevation 6648-CHOK-GH-GF-DR-P-0010-004 rev A

Proposed Site Extension 6648-CHOK-GH-GF-DR-P-0010-003 rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses;

or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 5 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 6 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a mitigation landscape screening scheme including details of soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development and details to increase biodiversity and habitat within the site. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 7 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

- 8 No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents in accordance with policy QE SP1 of Arun Local Plan.

- 9 Prior to the use commencing ecological enhancements shall be made to the scheme in accordance with details to be submitted to and approved by the Local Planning Authority, which shall include the following
- Retention of the boundary treelines and hedgerows and enhancement to improve existing green links with the wider landscapes and increase connectivity. This should include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity.
 - If any of the boundary line must be removed (for access) then 'hop over' points must be provided to reduce the gap created in the boundary line so bats and birds can still cross. Any gaps should also be filled in using native hedge species to improve connectivity.
 - Position and design of a bat box to be installed on the trees onsite facing south/south westerly positioned 3-5m above ground.
 - Position and design of a bird box to be installed on a tree on the site.
 - Creation of log piles and banks around the reservoir for basking reptiles.

Reason: In the interests of amenity and of the environment of the development in accordance with policy ENV DM5 of Arun Local Plan and policy ENH6 of Ford Neighbourhood Plan.

- 10 Lighting levels from the site shall not exceed 10 lux/1000 lumens.

Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies QE SP1, QE DM2 and D DM1.

- 11 **INFORMATIVE:** Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes/rainfall intensity (allowance for climate change) between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year storm event plus 40% on stored volumes/rainfall intensity. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 12 **INFORMATIVE:** Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.
- The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

- 13 INFORMATIVE: If during construction works, it becomes apparent that implementation cannot be carried in accordance with previously agreed details any resubmission of the drainage design must be accompanied by an updated copy of the management manual.
- 14 INFORMATIVE: It is possible that a sewer now deemed to be public could be crossing the development site.
Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk
- 15 INFORMATIVE: Due to the close proximity of the proposed works to the railway embankment and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team via AssetProtectionLondonSouthEast@networkrail.co.uk prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway. The applicant will need to provide assurances that the reservoir has no effect / does not import any risk to the railway, as well as demonstrating there will be no risk of glare from the greenhouse that could affect train drivers.
The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. More information can also be obtained from our website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-andoptimisation/>.
The applicant / developer must also follow the attached Asset Protection informatives which are issued to all proposals within close proximity to the railway (compliance with the informatives does not remove the need to engage with our ASPRO team).
- 16 INFORMATIVE: As this is a major application, consideration must be given to air quality issues. As per the National Planning Policy Framework (NPPF) (updated February 2019) air quality should be considered at the design stage and incorporate appropriate and effective mitigation.
The applicant must follow the Air Quality & Emissions Mitigation Guidance for Sussex (2013), available at:
<http://www.sussex-air.net/Consultation/AirQualitydocument.pdf>
This countywide adopted guidance states that where a major sized development is proposed a number of checklists should be followed in order to determine the likely impact of the proposed development on air quality. The intention of the guidance is to identify any air quality impacts through an impact assessment and ensure the integration of appropriate mitigation into a scheme at the design stage, so the damage costs on health can be properly mitigated. The air quality impact assessment can follow the procedures contained within the Institute of Air Quality Management (IAQM) Guidance entitled: 'Land-Use Planning & Development Control: Planning For Air Quality' (January 2017), available at:
<http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>
- 17 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 18 INFORMATIVE: A precautionary approach should be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and

done with a two phased cut. The removal of the rubble pile must be undertaken with an ecologist present and by hand where possible, outside of the reptile hibernation period

- 19 INFORMATIVE: A precautionary approach should be taken with regards to Great Crested Newts, with all vegetation clearance being undertaken whilst supervised by a suitably licensed ecologist. If Great Crested Newts are found during the process all works must stop and Natural England contacted.
- 20 INFORMATIVE: The nearest fire hydrant to the glasshouse is 200 metres away, over 100 metres more than the required 90 metres. Should an alternative supply of water for firefighting be considered it will need to conform with the details identified in Approved Document - B (AD-B) Volume 1 2019 edition: B5 section 14.
The access route to the glasshouse will also need to comply with AD-B Volume 2: B5 section 15, the access track needs to be 3.1 metres between a gateway and 3.7 metres between curbs, it is unclear from the plans submitted if the required access width has been achieved to ensure a fire appliance would be capable of reaching this area.
- 21 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.