



# ADUR DISTRICT COUNCIL

Miss Sophie Woodhatch  
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Weirwood  
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RH18 5HT

## PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

**APPLICATION NUMBER: AWDM/1470/25**

### Details of Development

#### **HYBRID PLANNING APPLICATION COMPRISING:**

- (1) OUTLINE PLANNING PERMISSION (ALL MATTERS RESERVED) FOR AN ADDITIONAL POLYTUNNEL AND NATURE TRAIL.**
- (2) THE PERMANENT RETENTION OF THE EXISTING TEMPORARY STRUCTURES (SHIPPING CONTAINERS AND COMPOST LOO) UNDER AWDM/2022/20.**
- (3) FULL PLANNING PERMISSION FOR THE PHASED CONSTRUCTION OF THREE NEW BUILDINGS TO SUPPORT THE LONG- TERM GROWTH AND SUSTAINABILITY OF THE COMMUNITY FARM, COMPRISING PRODUCE STORAGE, COOKING AND DINING FACILITIES, FARM OFFICE, WORK ROOM, TOILETS, PLANT ROOM AND STORE.**

### Location of Development

#### **LAND SOUTH OF TEST ROAD SOMPTING WEST SUSSEX**

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 24th November 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck  
Head of Planning & Development  
08/07/2026



## SCHEDULE

### Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

| Reference/Drawing Number                                    | Version           | Date Rec   |
|-------------------------------------------------------------|-------------------|------------|
| FEN FARM CONSERVATION MANAGEMENT PLAN                       |                   | 11.06.2026 |
| LOCATION PLAN AS EXISTING & PROPOSED                        | 372/15E           | 24.03.2026 |
| THE FENN FARM MASTERPLAN                                    | 372/18J           | 24.03.2026 |
| SITE PLAN AS PROPOSED                                       | 372/19H           | 24.03.2026 |
| BLOCK PLAN AS PROPOSED                                      | 372/20F           | 24.03.2026 |
| SITE 3D AS PROPOSED                                         | 372/21B           | 24.03.2026 |
| DESIGN, PLANNING & ACCESS STATEMENT                         | REVISION A        | 24.03.2026 |
| PRELIMINARY ECOLOGICAL APPRAISAL _<br>BIODIVERSITY NET GAIN | September<br>2025 | 24.11.2025 |
| STATUTORY BIODIVERSITY METRIC                               | Issue 3           | 24.11.2025 |
| FLOOD RISK ASSESSMENT                                       | Issue A           | 24.11.2025 |
| TRAFFIC STATEMENT                                           | October 2025      | 24.11.2025 |
| SITE PLAN AS EXISTING                                       | 372/16D           | 24.11.2025 |
| BLOCK PLAN AS EXISTING                                      | 372/17B           | 24.11.2025 |
| PHASE 1A - PLAN & SOUTH ELEVATION                           | 372/22F           | 24.11.2025 |
| PHASE 1A - NORTH & EAST ELEVATION, SECTION<br>A-A           | 372/23D           | 24.11.2025 |
| PHASE 1B - OUTDOOR KITCHEN/CAFE PLAN                        | 372/25C           | 24.11.2025 |
| PHASE 1B - SECTION A-A & B-B                                | 372/26C           | 24.11.2025 |
| PHASE 2 - PLAN                                              | 372/28G           | 24.11.2025 |
| PHASE 2 - SECTION A-A & B-B                                 | 372/29C           | 24.11.2025 |

| Reference/Drawing Number              | Version     | Date Rec   |
|---------------------------------------|-------------|------------|
| PHASE 2 - SECTION C-C & D-D           | 372/30B     | 24.11.2025 |
| PHASE 2 - NORTH & SOUTH ELEVATIONS    | 372/31D     | 24.11.2025 |
| PHASE 2 - EAST & WEST ELEVATIONS      | 372/32C     | 24.11.2025 |
| PHASE 1A - WEST ELEVATION             | 372/24      | 24.11.2025 |
| FEN FARM CONSERVATION MANAGEMENT PLAN |             | 11.06.2026 |
| DRAINAGE STRATEGY REPORT              | 25309 REV D | 12.03.2026 |
| PHASE 1B - N,S,E & W ELEVATIONS       | 371/27D     | 18.05.2026 |

**Reason:** *For the avoidance of doubt and in the interests of proper planning.*

02. The development for which full planning permission is granted shall be begun before the expiration of three years from the date of this permission

**Reason:** *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The development for which outline planning permission is hereby granted shall be commenced before the expiration of three years from the date of this permission or two years from approval of the last Reserved Matters whichever is later

**Reason:** *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

04. Details of the Reserved Matters associated with the polytunnel and nature trail granted outline approval (the Reserved Matters) shall be submitted to the Local Planning Authority within three years from the date of this permission to include:
- (i) appearance
  - (ii) means of access
  - (iii) landscaping
  - (iv) layout
  - (v) scale

**Reason:** *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

05. No development shall commence, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period unless otherwise agreed in writing with the Local Planning Authority. The Plan shall provide details of:

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- the hours of construction;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- measures to control dust; and
- details of public engagement both prior to and during construction works.

**Reason:** *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

06. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls, roofs, windows and doors of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

**Reason:** *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

07. No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details to be submitted to and approved by the LPA

**Reason:** *In the interests of amenity and highway safety and having regard to policies 15 and 28 of the Adur Local Plan.*

08. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the LPA.

**Reason:** *To encourage and provide for a sustainable non-car mode of transport having regard to policy 28 of the Adur Local Plan.*

09. Prior to or in conjunction with the submission of each reserved matters application, in accordance with the submitted FRA (Flood Risk Assessment for Proposed Community Farm | prepared by Monson | 22 October 2025 | Ref: 25309 | Rev: A) and Drainage Strategy (Drainage Strategy Report | prepared by Monson | dated 11 March 2026 | Ref: 25309 | Rev: D), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- I. Detailed infiltration testing in accordance with BRE Digest 365 (or equivalent)

along the length and proposed depth of the proposed infiltration feature/s  
or

I. If infiltration is proven to be unfavourable then Greenfield runoff rates for the site shall be agreed with the Lead Local Flood Authority. The post development runoff rates will be attenuated to the equivalent Greenfield rate for all rainfall events up to and including the 1% Annual Exceedance Probability (AEP). The discharge location for surface

water runoff will be confirmed to connect with the wider watercourse network.

II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100) rainfall events (both including allowances for climate change).

III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:

- 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.

- 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.

IV. The design of the infiltration / attenuation / detention basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% AEP (1 in 100) rainfall event plus climate change allowance.

V. Finished ground floor levels of buildings are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

**Reason:** *To prevent flooding in accordance with National Planning Policy Framework paragraphs 181, 182 and 187 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.*

10. Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be

constructed as per the agreed drawings, method statement, FRA (Flood Risk Assessment for Proposed Community Farm | prepared by Monson | 22 October 2025 | Ref: 25309 | Rev: A) and Drainage Strategy (Drainage Strategy Report | prepared by Monson | dated 11 March 2026 | Ref: 25309 | Rev: D) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

**Reason:** *To ensure that the development achieves a high standard of sustainability and to comply with policy 36 of the Adur Local Plan.*

11. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
  - I. a timetable for its implementation.
  - II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
  - III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

**Reason:** *To ensure that the development achieves a high standard of sustainability and to comply with policy 36 of the Adur Local Plan.*

12. All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (Flood Risk Assessment for Proposed Community Farm | prepared by Monson | 22 October 2025 | Ref: 25309 | Rev: A), this includes all new buildings to have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

**Reason:** *To ensure the flood risk is adequately addressed and not increased in accordance with policy 36 of the Adur Local Plan.*

13. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 10. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently

re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

**Reason:** *To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development having regard to policy 36 of the Adur Local Plan.*

14. The ecological protection and enhancement scheme as specified in the submitted Preliminary Ecological Appraisal & Biodiversity Net Gain (dated September 2025) shall be implemented in accordance with the approved details and implementation programme

**Reason:** *To protect and enhance biodiversity having regard to the National Planning Policy Framework and policy 31 of the Adur Local Plan.*

15. The buildings hereby approved shall not be used outside the hours of 7am-9pm every day.

**Reason:** *To protect the amenities of the occupiers of nearby residential dwellings having regard to policy 34 of the Adur Local Plan.*

16. The buildings shall be brought into use until details of a cooking extract system has been submitted and approved by the Local Planning Authority. The equipment so approved shall be fully installed in accordance with the approved details before the use hereby permitted begins and shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

**Reason:** *To safeguard the amenities of nearby properties having regard to policies 15 and 34 of the Adur Local Plan.*

17. No external lighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** *In the interests of amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

18. No development shall commence until details of all energy efficiency measures including details of PV panels and the type, noise level and position of the Air Source Heat Pumps (ASHPs) have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** *In the interests of sustainability and energy efficiency having regard to policies 18 and 19 of the Adur Local Plan.*

19. The buildings hereby approved shall be used for purposes ancillary to the use of the community farm and shall not be operated independently.

**Reason:** *In the interest of amenity having regard to policies 13, 15 and 34 of the Adur Local Plan.*

20. 1) Prior to the commencement of this development, details showing the proposed location of the required fire hydrants shall be submitted to and approved in writing by the Local Planning Authority.
- 2) Prior to the first occupation of any new building forming part of the proposed development, the required fire hydrants shall be fully installed and made operational in the approved location. The fire hydrants shall be maintained thereafter for the lifetime of the development.
- 3) Prior to the first occupation of any of the new buildings forming part of the proposed development, they will notify the West Sussex County Council's Fire and Rescue Service that the fire hydrant(s) have been installed and are operational, to ensure that the Fire and Rescue Service are aware that the hydrant(s) is now a usable asset in the event of a fire.

The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

**Reason:** *In the interests of amenity and to ensure essential infrastructure is in place in accordance with policy 29 of the Adur Local Plan and in accordance with The Fire & Rescue Service Act 2004.*

21. The container hereby approved shall be clad within 6 months of the date of this permission in accordance with details to be submitted and approved in writing by the Local Planning Authority.

**Reason:** *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

22. No development shall commence until details of the construction and external surface materials for the proposed access track have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

**Reason:** *In the interests of visual amenity having regard to policy 13 of the Adur Local Plan.*

23. The biodiversity enhancements as outlined in the submitted Fen Farm Conservation Management Plan shall be implemented and monitored in accordance with the details set out in the Plan.

**Reason:** *To ensure a minimum 10% gain is achieved having regard to policies 30 and 31 of the Adur Local Plan, paragraph 192 of the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990.*

**Informatives / Notes to Applicant**

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT)  
(ENGLAND) ORDER 2015**

**YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT**

**Appeals to the Secretary of State**

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

**Purchase Notices**

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

**Reduced time for making a planning appeal where enforcement action is being taken**

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).