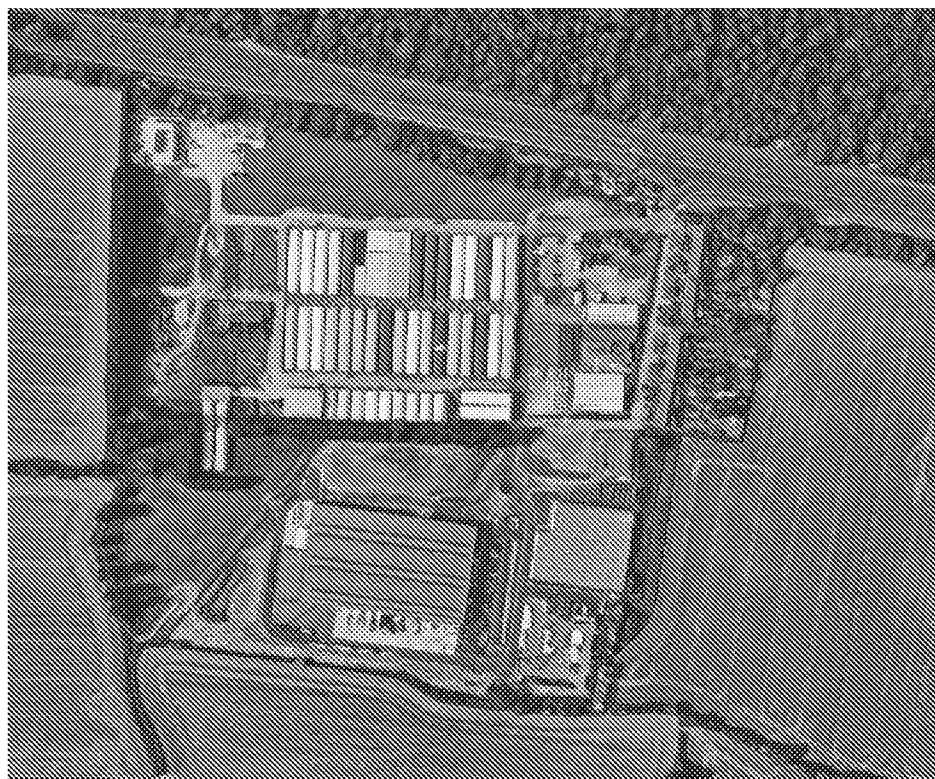


**Raising of land and creation of car parking area for existing
employment site**

The Vinery, Poling, Arundel BN18 9PY.



Planning, Design and Access Statement

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Introduction

1. This document is a supporting statement for a planning application for the creation of a car park to serve the existing employment site at the Vinery, Poling. The parking area would be raised using soil which has been stored at the Vinery immediately adjacent to the proposed car park site as a result of previous building projects

2. The Vinery industrial estate has been transformed over the past 10 years from a rundown and unused mushroom factory to a modern employment park providing over 15,000 m2 of employment floorspace, all of which is currently rented out. Since the original change of use approval for the whole site, further permissions have been granted to permit further expansion of industrial uses, and to allow for any mix of B1 and B8 uses within the site.

3. The Vinery provides very good quality employment space at extremely reasonable rental rates and is an ideal location for starter companies in particular.

Context

4. The application site is to the south of the existing employment area and is adjacent to a number of existing industrial buildings

- The site is on the south side of the existing main industrial unit complex which was formerly the mushroom factory. (ref A/14/05)
- To the east of the application site is the site of an extant approved green and kitchen waste in-vessel compost plant. (Ref. WSCC/080/10/PO) The car park site is within the defined site area of this extant approval.
- To the south-east of the application site is the site of a recently developed storage and distribution facility for Fargro Ltd. (ref. A/74/13)
- To the north of the application site are a number of new industrial units (ref A/120/08) and a new building for the servicing and renovation of vintage passenger vehicles

5. Immediately to the west of the site is a public footpath which crosses the existing field.

6 The nearest residential properties are in Lillian Terrace, which are some 250 m to the east and would be entirely screened from the site.



Fig 1 Approximate site of proposed car park

The proposal

7. The proposal seeks approval for the construction of an overflow parking area for up to 21 cars to service the existing employment site at the Vinery. It is proposed that the levels of the site will be built up using an existing soil pile that exists at the south-western corner of the Vinery site. The land will be brought up to the level of the land at the north edge of the site meaning the maximum land raising will be about 400mm. The land survey information shows the land at the north edge of the site is at a height of about 12m above datum and the land to the south is about 11.6m above datum.

8. It is proposed that a wooden sleeper retaining wall will be constructed around the edge of the car park and the residual soil will be used to gently profile down across the site to the existing ground level. There will be a chain link fence around the boundary of the car park and a hedgerow planted in front of the fence alongside the footpath and on the south side of the car park.

9. The car park will be finished with a plastic mesh and gravel ensuring that there will be no change to the existing drainage regime. The site is not in a flood risk area (Zone 1)

10. The site is located within the curtilage of the approved and commenced development for a green and kitchen waste in-vessel composting plant (Ref. WSCC/080/10/PO) but this scheme has been delayed due to a change in demand

for this type of facility and the development is unlikely to be completed in this form. The proposed change in the use of the land will however not compromise this development, should a change in circumstance lead to the scheme being recommenced.

11. It is noted that the use of land within an industrial curtilage for car parking would be permitted development under Class J of Part 7 of the General Permitted Development Order 2015. The land raising element of the proposal means that planning permission for the use is however required.

Impact on neighbours

12. The site is surrounded on three sides by existing industrial buildings. To the south is an open field which contains an enhanced landscape screen put in place as part of the Fargo development several years ago. The nearest residential property to the south is over 500m away and with the proposed screen planting to the south of the site the proposed use will be hardly visible.

13. The existing footpath to the east of the site will not be directly affected by the proposal but there will be a small change in the character of the land alongside approximately 25 metres of the footpath with the creation of a low sleeper wall and a chainlink fence on top with hedge in front. This is however very similar to the existing character of the footpath as it skirts the southern boundary of the Vinery site for a distance of approximately 150m, between the Vinery and the Fargo sites

Material for land raising

14. The material for the land raising is contained in a large earth pile to the west of the application site and has accumulated over a number of years as a result of various developments within the Vinery site. Relocating the soil to another part of the site will allow the land around the pile to be profiled to its original form.

15. In order to ascertain whether the material in the pile is suitable for reuse, a detailed assessment was undertaken by ST Consult. The report is attached to the application. The results of the solid phase chemical analysis carried out on both topsoil and made ground recorded *'no significant concentrations of the contaminants of concern, relative to the proposed end-use.'*

Planning policy

16. The proposal lies outside the built-up area boundary as defined by the local plan and in principle is in conflict with development plan policies. The site is however within an existing approved industrial complex and the proposal is necessary to provide for the needs of the facility.

17. Government policy is clearly moving towards making planning permission for employment development easier to obtain and more flexible, primarily to ensure the

planning system helps rather than hinders the economy. The National Planning Policy Framework in particular seeks to support business development and remove obstacles to investment.

18. The NPPF suggests that there is a need for the planning system to perform an economic role *by 'contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation'* (Para 7)

19. The NPPF also suggests that *'Local Planning Authorities should positively seek opportunities to meet the development needs of their area.'*(para 14) and should *'support existing business sectors, taking account of where they are expanding or contracting and , where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.'* (para 21)

Ecology

20. This site comprises a small area of managed grassland within an approved development site.

21. The site lies adjacent to the Fargo development which undertook a ecological assessment of the surrounding area. A single Greater Crested Newt was found during the survey and a comprehensive GCN assessment was then undertaken and a licence granted for relocation. It is understood however that during this process no further evidence of GCN were found.

Conclusion

22. The proposal will provide a necessary facility for the existing industrial estate and will utilise existing soil from the site. The site is almost entirely enclosed by existing industrial land and it is considered there will be little or no loss of amenity or other detrimental impact

PRA
March 2018