

Recommendation Report for Planning Permission

REF NO: BE/118/21/PL

LOCATION: Rolls Royce Technology And Logistics Centre
Newlands Road
Bersted
PO22 9FJ

PROPOSAL: Construction of a storage facility with associated works including drainage and hard landscaping. This site is in CIL Zone SP3 (Strategic) & is Zero Rated.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for a storage building that would provide a total of 1000m ² of floorspace, complementing the existing storage and logistics storage space at the site. The storage building would be located at the rear of the existing hardstanding, adjacent to the railway line. The new storage building would be 5.0m in height at the eaves and 8.3m in height at the ridgeline.
SITE AREA	1.08 hectares.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The service yard is enclosed by 2.0m high palisade fencing.
SITE CHARACTERISTICS	The development site is situated within the built-up area boundary and it is an existing hardstanding operated as a service yard in association with the two large industrial buildings currently occupied by Rolls-Royce.
CHARACTER OF LOCALITY	The locality is characterised by commercial and retail developments. The application falls within the Oldlands Farm employment allocation which is identified as providing 48,6160 square metres of B1/B2/B8 floor space.

RELEVANT SITE HISTORY

BE/137/18/PL	Temporary storage building & associated works	ApproveConditionally 28-06-19
BE/4/17/RES	Approval of reserved matters following outline consent BE/61/13/ (Hybrid application Part 2) for appearance, landscaping, layout & scale together with the discharge of conditon 5 for indicative masterplan & 6 for parameter	ApproveConditionally 21-03-17

plan & design code.

AL/44/18/RES	Application for all reserved matters following outline consent AL/58/15/OUT (Hybrid Application) for up to 20,453 sqm of B2 general industrial floorspace together with B8 warehousing & distribution floorspace (as amended by subsequent Variation of Conditions 11, 12 & 37).	ApproveConditionally 13-12-18
BE/73/14/PL	Erection of 2 No. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area. This application is a departure from the development plan. This application also lies within the parish of Aldingbourne	ApproveConditionally 28-08-14
BE/106/15/PL	2 No. flagpoles	ApproveConditionally 14-08-15

REPRESENTATIONS

BERSTED PARISH COUNCIL:
No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:
Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

NATIONAL HIGHWAYS (Formerly HIGHWAYS ENGLAND):
No objection.

LOCAL HIGHWAY AUTHORITY:
No objection.

WCC FLOOD RISK MANAGEMENT;
No objection.

The site is at low risk from surface water flooding. The area is shown to be at high risk from groundwater flooding based on mapping. Mapping shows a watercourse running across the site and along the boundary. An attenuation tank would be used to control the surface water and this is a sustainable drainage technique.

ENVIRONMENT AGENCY:

No consultation response was submitted.

ADC DRAINAGE:

No objection.

The Drainage Impact Report summarises the impact of the proposal on the existing drainage infrastructure and makes recommendations for alterations to facilitate the construction of the storage facility and ongoing operation of the surface water drainage infrastructure. The development should be completed in accordance with the Drainage Impact Report.

ADC ENVIRONMENTAL HEALTH:

No objection.

The submitted Construction Health Environment Management Plan is satisfactory. A condition is required regarding the hours of construction.

ADC ECOLOGY:

No objection.

The new storage facility which is due to be constructed on the existing hardstanding is unlikely to impact on ecology.

ADC ECONOMIC DEVELOPMENT:

No consultation response was submitted.

ADC ARCHAEOLOGY:

No objection.

Provided that the construction of the storage building does not require significant continuous foundations it is unlikely that archaeological mitigation measures would be required.

ADC GREENSPACE:

No objection.

Soft landscaping mitigation and screening has been implemented under a previous permission and no further soft landscaping is required.

COMMENTS ON CONSULTATION RESPONSES:

All planning related comments are noted and covered in the Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary (BUAB) in the Local Plan.

Strategic Employment Land Allocation (Site No.3) in the Local Plan.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
EMPDM2	EMP DM2 Enterprise Bognor Regis
EMPDM1	EMP DM1 Employment Land: Development Management
EMPSP1	EMP SP1 Strategic Economic Growth

EMPSP2	EMP SP2 Economic Growth Areas
EMPSP3	EMP SP3 Strategic Employment Land Allocations
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

Bersted Neighbourhood Plan 2014 Policy ES1	Design of new development
Bersted Neighbourhood Plan 2014 Policy ES2	Surface water management
Bersted Neighbourhood Plan 2014 Policy EE1	Business expansion

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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 Bersted Neighbourhood Plan was made on 5th November 2014 and relevant policies have been taken account of and are addressed in the Conclusions section of this report.

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."

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

The proposal is located in a strategic employment allocation (Site No. 3 - Oldland's Farm) within the built-up area boundary (BUAB) and it is considered to comply with relevant Development Plan policies.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The application site is situated within the built up area boundary as defined by Policy SD SP2 of the Arun Local Plan (2011-2031) where the principle of development is acceptable. The site also falls within the Enterprise Bognor Regis allocation at 'Oldlands Farm' which is allocated for 48,160sqm of B1, B2 and B8 uses. Therefore, the principle of development is acceptable subject to accordance with other relevant policies within the Development Plan.

DESIGN AND VISUAL AMENITY

The proposed storage facility building is entirely subsidiary to the 2 existing buildings on site. The height of the ridgeline on the proposed building is 8.3m, which is significantly lower than the height of the 2 existing industrial buildings at the Rolls Royce Technology and Logistics Centre which are 13.6m at ridge height. The proposed storage building would measure 40m long by 25m wide and would be designed to match the existing buildings at the Rolls Royce Technology and Logistics Centre. The building would be clad in galvanised steel panels which would help to assimilate the building with the 2 existing industrial buildings, with a silver coloured galvanised steel roof.

The proposed storage building would be situated between the 2 existing industrial buildings occupied by Rolls Royce and it would be in close proximity to the boundary with the railway line. By virtue of the location of the proposed storage building and the height of the existing industrial buildings it would not be visible when viewed from the north-east and south-west of the application site. Whilst, views would be possible from the north-west and south-east of the application site, the proposal by virtue of its design, siting, layout, density, scale and massing does not result in unacceptably adverse harm to the established character of the locality and as such it would comply with Policy D DM1(1) and (14) of the Local Plan and Policy ES1 of the Bersted Neighbourhood Plan.

Therefore, the proposed storage building in design and finish would appear in keeping with the existing local area in accordance with Policy D DM1(2) of the Local Plan. Policy EE1 of the Bersted Neighbourhood Plan identifies that applications to extend existing employment sites will be supported providing that the impact upon existing neighbouring properties is acceptable. Given the above conclusions, the proposal complies with Policy EE1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposed building by virtue of its location and siting would not give rise to any unacceptably adverse overbearing or overshadowing impacts. Similarly, the proposed storage use in association with the existing Rolls-Royce operation would not result in any unacceptably adverse impacts through noise or disturbance to existing industrial uses on the site.

DRAINAGE

The proposed development is situated above the surface water drainage system which serves the existing commercial units. The submitted Drainage Impact Report makes recommendations for alterations to facilitate the construction of the storage facility and ongoing operation of the surface water drainage infrastructure. The Council's Drainage Engineers have requested that the development should be completed in accordance with the Drainage Impact Report, which is acceptable. Therefore, the proposed development complies with Policy W DM2 and Policy W DM3 of the Local Plan and Policy ES2

of the Bersted Neighbourhood Plan.

HIGHWAYS

This proposed development would not alter the access arrangements to the site. Heavy Goods Vehicles (HGVs) and service vehicles would continue to utilise the gated and security-controlled HGV entrance off Newlands Road. On-site HGV parking would not be reduced through this development. The site of the proposed storage building is at the rear of the yard on land that is currently occupied by pallets. Access to the storage building would be via roller shutter doors, enabling the easy movement of parts, goods and pallets. The proposal would therefore have no adverse highway impact and it would be in accordance with Policy T SP1 of the Local Plan.

SUMMARY

The proposed storage building is acceptable and it complies with the relevant policies in the Local Plan, the Bersted Neighbourhood Plan and the National Planning Policy Framework.

RECOMMENDATION

It is recommended that this application is approved and the following conditions be imposed.

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 and submitted documents:

- Drawing No. BMW063/001 Rev A - TLC Storage Building, Site Location Plan
- Drawing No. 30924-PL-201A - Site Layout Plan (with external structure identified)
- Drawing No. RR_CE-BCRi-XX-ZZ-DR-A-A201 - Building Elevations
- Drawing No. RR_CE-BCRi-XX-ZZ-DR-A-A300 - GA Section A-A
- Drawing No. RR_CE-BCRi-XX-00-DR-A-A101 - Ground Floor GA Plan
- Drawing No. RR_CE-BCRi - XX - RF - DR - A - A105 - Roof Plan
- Covering Letter (Ref. BMW063/GM), dated 14th July 2021 from David Lock Associates. The covering letter also acts as a Design and Access Statement.
- Construction Health Environment Management Plan (CHEMP); (Project number G1089), prepared by Glencar Construction.
- Drainage Impact Report, Rev. A, 22nd July 2021.

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 No construction / demolition activities shall take place other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no activities taking place on Sunday or Bank Holidays.

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

- 4 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 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.