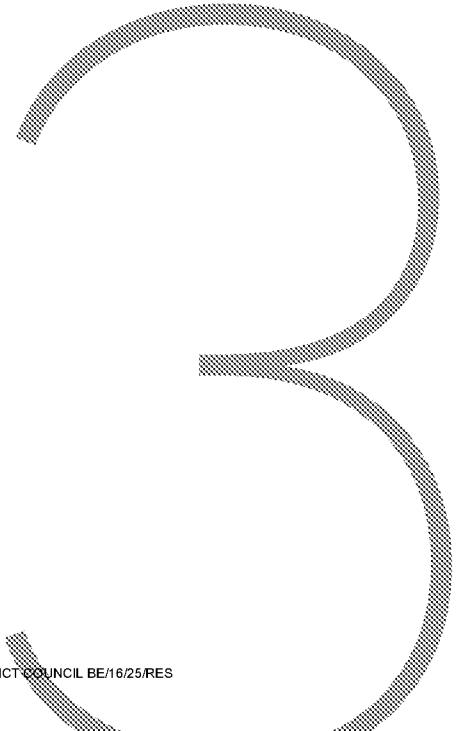


Site Context

Existing Site Layout

The adjacent plan shows the existing layout of the site and adjacent areas.





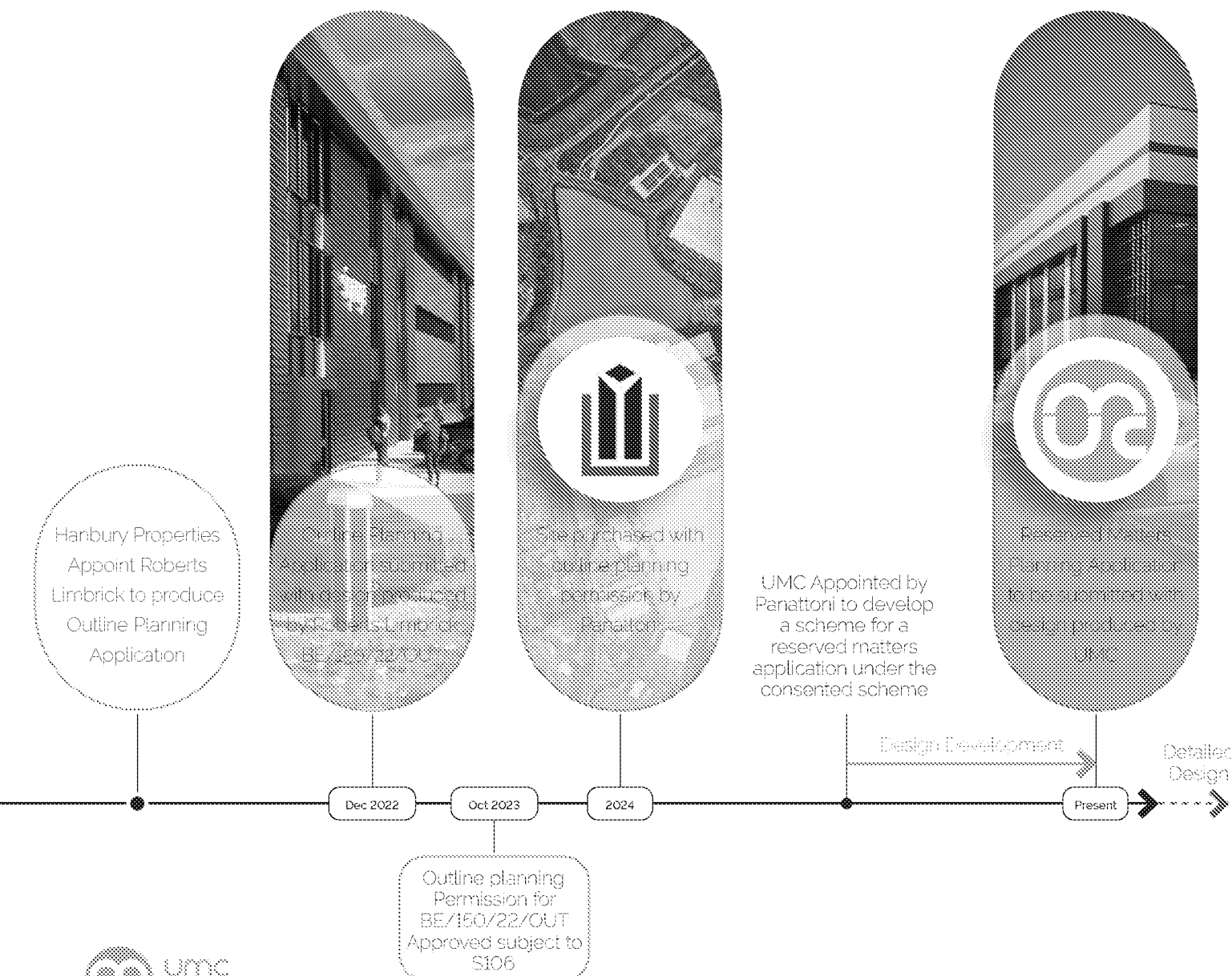
Planning Context



Planning Context

Local Planning Policy

The application site extends to 4.83 hectares and is allocated as a Strategic Employment Site in the Arun District Council Adopted Local Plan 2018. The following diagram outlines the recent planning history relevant to this reserved matters application submission.



National Planning Policy

National Planning Policy Framework - Adopted December 2023

The NPPF is underpinned by a presumption in favour of sustainable development with significant weight afforded to the need for the planning system to support economic growth. This design and access statement is material to the determination of the planning application and is underpinned by the 'presumption' outlined in the NPPF whereby decision making involves 'approving development proposals that accord with the development plan without delay'. Furthermore, the NPPF places great weight on delivering sustainable economic development and to respond positively to wider opportunities for growth.

Relating to building a strong and competitive economy, Paragraph 19 states that:

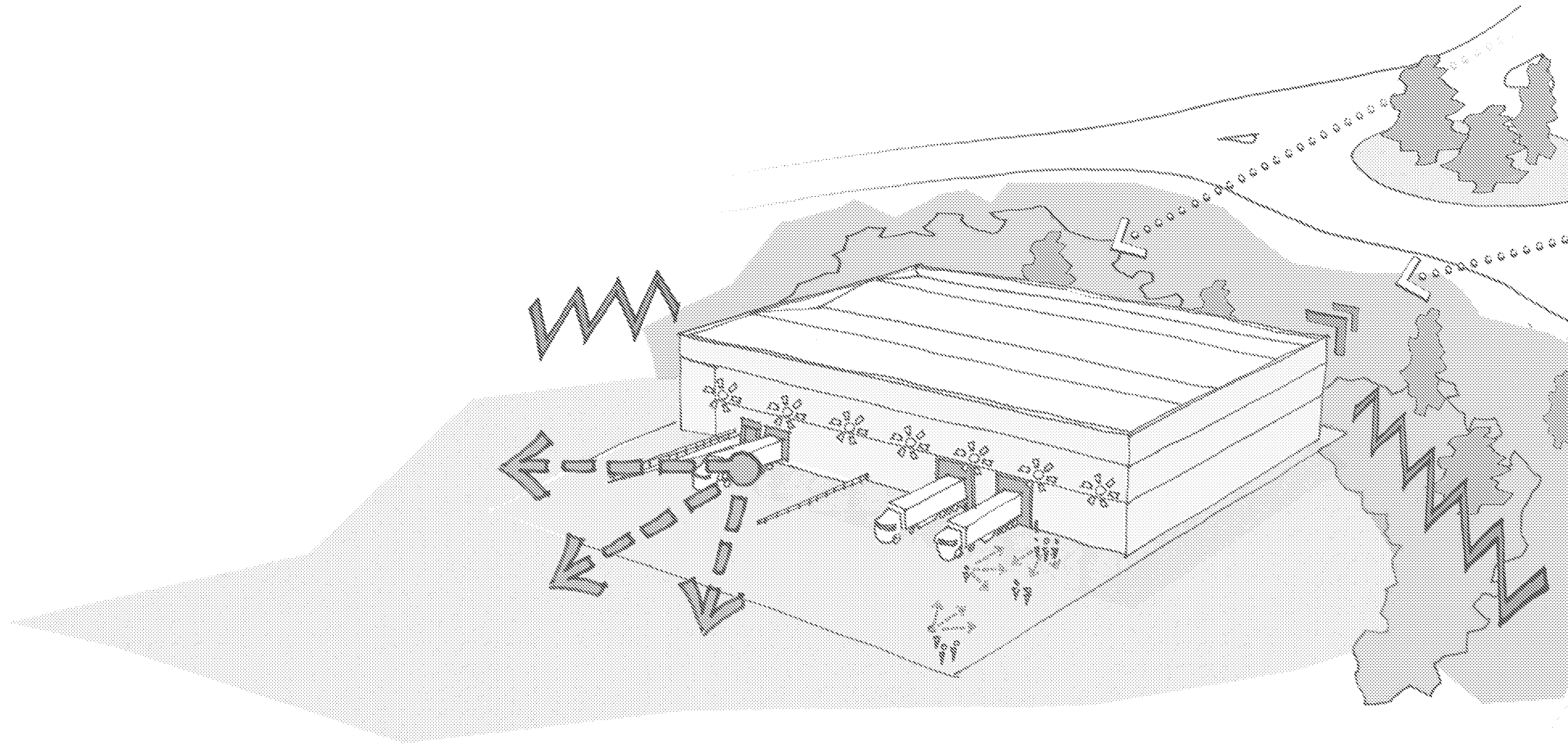
'The Government is committed to ensuring the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

Paragraph 21 of the NPPF recognises that planning policies should not hinder economic development and encourages LPA's to address any potential barrier to investment such as poor environment or lack of infrastructure. It states that policies should be flexible enough to accommodate needs which were not anticipated when preparing the development plan and that the Local Plan should:

'Identify strategic sites for local and inward investment to match the economic strategy and to meet anticipated needs over the plan period.'

The NPPF also encourages authorities to review their employment land regularly and also to maintain flexible





4

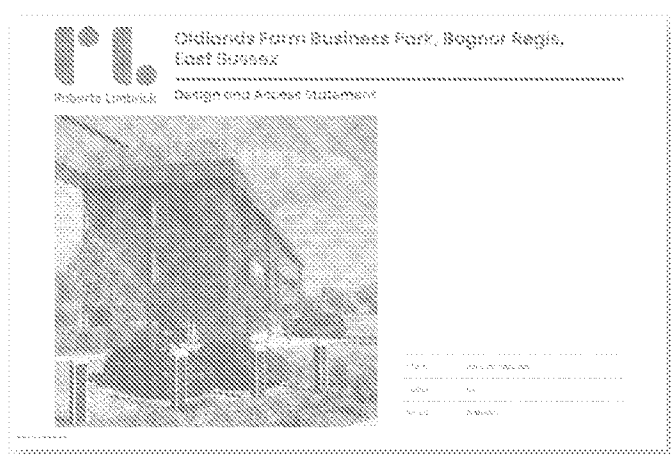
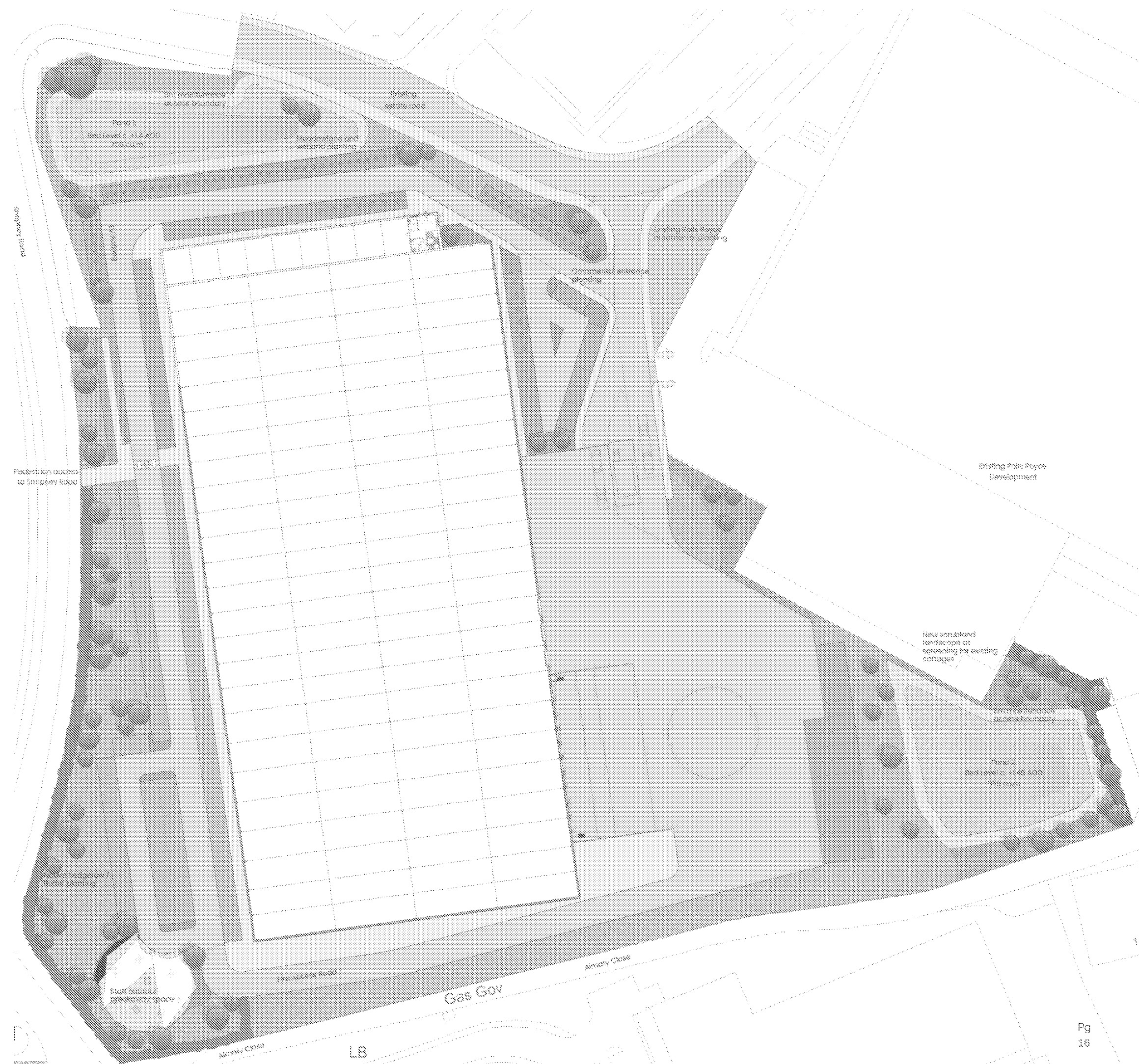
Key Design Principles

Key Design Principles

Outline Planning Scheme Analysis

The outline application sought to implement:

- A high quality development on an under used green field site;
- Create B2 General industrial/ B8 Warehousing space with a clear distinct image and identity;
- Provide a comprehensive commercial development that enhances environmental quality, on-site biodiversity, sustainable drainage and meets the needs and aspirations of owners and occupiers;
- Create an attractive and safe environment that provides an appropriate setting for development;
- Improve connections to the site for pedestrians with access off Shipney Road with the provision of on-site safe cycle storage for staff and visitors;
- Provide suitable parking at a ratio of 1 space per 70sqm with 20% EV provision;
- Provide external amenity space for staff for informal recreation within the landscape proposals for the users of the development;
- Improve job opportunities within the local area.



Key Design Principles

Key Design Principles

The aim for this development is to deliver a high quality development that is responsive to the sites constraints, setting and function. The development will create a park that engages with the workforce, as well as the local population, to promote a community atmosphere, while retaining the functionality of industrial and logistics units based on recognised institutional standards based on modern logistics occupier requirement.

The design considers the built form, landscape and communal spaces to ensure a high quality, holistic approach. The proposal will utilise modern design methods and materials, to ensure the best possible outcomes for energy use, carbon footprint and wellness.

Taking into account the requirements of the brief, combined with an understanding of the site constraints and opportunities; and the design criteria presented in the previous outline planning submission, this allows a number of key principles to be established, as follows:

- **Design & Character** To create an attractive, self-contained and functional development with clear identity, which relates well within its context. Buildings should be well-designed, with attention to detail and provide clear legibility in the choice of façade material specifications
- **Functionality** To provide a development that will meet the long-term needs of occupiers for running an efficient and successful business. Clear thought must be given to optimise functionality and avoid unnecessary routes of travel.
- **Building Context** To design the building form and elevation treatment taking into account the employment context of the development. The buildings need to assimilate with the scale of nearby buildings.
- **Orientation & Movement** To ensure that the development provides a sense of arrival for visitors arriving by vehicle or on foot. Routes for HGVs, cars, cyclists and pedestrians should be clearly segregated to avoid potential conflicts. Clarity of design and layout should be at the forefront, with signage being a fallback
- **Quality of Landscape** To create a development which improves the quality of the surrounding context, utilising a large proportion of the site for the implementation of integrated landscaping strategies and amenity spaces, accessible to both building occupants and the public. A considered landscaping design focuses on biosecurity to achieve biodiversity gains
- **Health & Wellbeing** Understanding the importance of health & wellbeing to create meaningful spaces, and achieve a healthier, happier and engaged workforce. Achieving this core principle through the implementation of green communal amenity space to support employee and public health.



Key Design Principles

Schematic Plot Principles

The following principles have been applied holistically to the building plot designs and align with the key design principles for the development outlined previously.

Noise Control

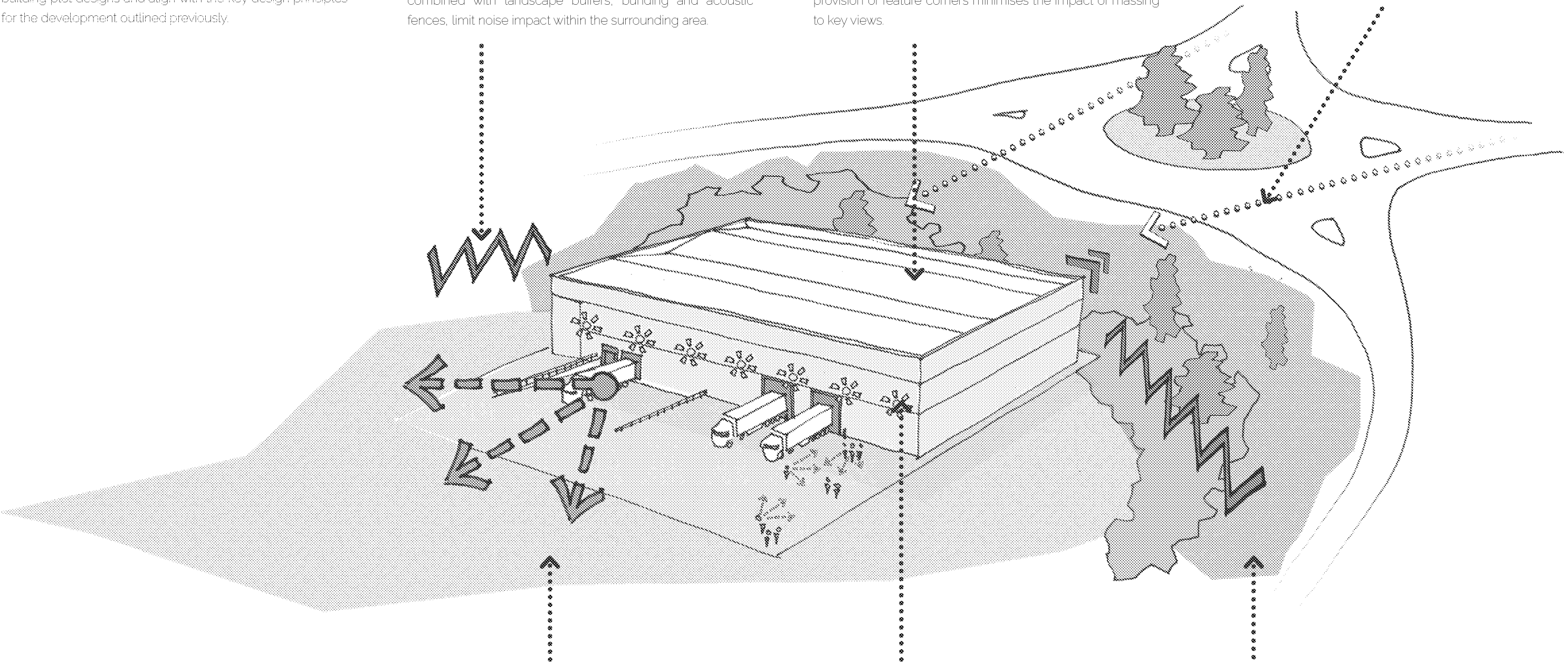
Service yards are often the area in which most noise from operational use is generated. Inward facing service yards combined with landscape buffers, bunding and acoustic fences, limit noise impact within the surrounding area.

Massing

Hard edges towards site boundaries are mitigated by the orientation of each unit to align with the site proportions. The provision of feature corners minimises the impact of massing to key views.

Notional Views

Key views to / from the site have directly effected the overall illustrative layout of units across the development.



Green Space Amenity

The greenspace provided within the site is envisaged to enhance the existing landscape.

Lighting Control

Lighting to service yards will be designed to minimise light spill beyond plot boundaries.

Landscape Buffer

Where possible the retention of existing trees and bunds provides natural screening and maintains existing habitat zones.

5

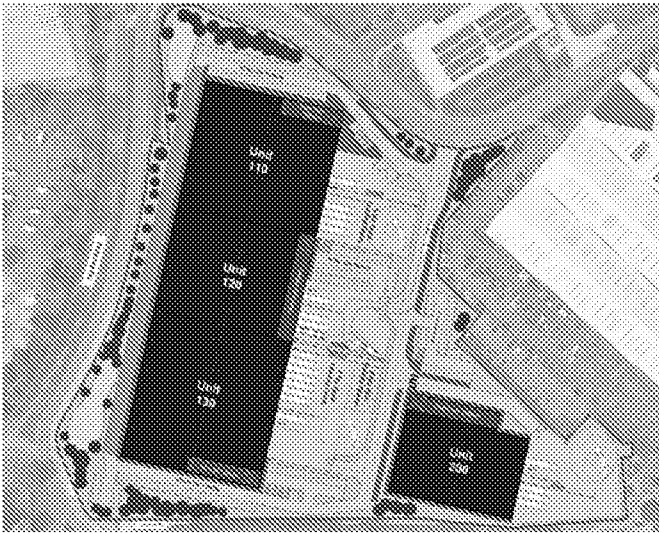
Development Proposal



Development Proposal

Design Development

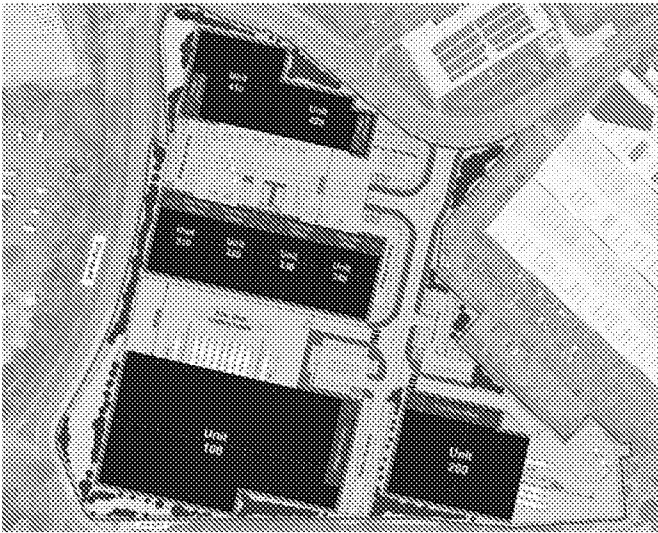
The development process indicated below utilised an iterative process to analyse the site and propose a viable scheme which best aligned with the key design principles.



Masterplan 1

Masterplan 1 splits the larger unit to three terraced units. The layout for this iteration is quite packed together with service yard and car parking access points along the central estate road.

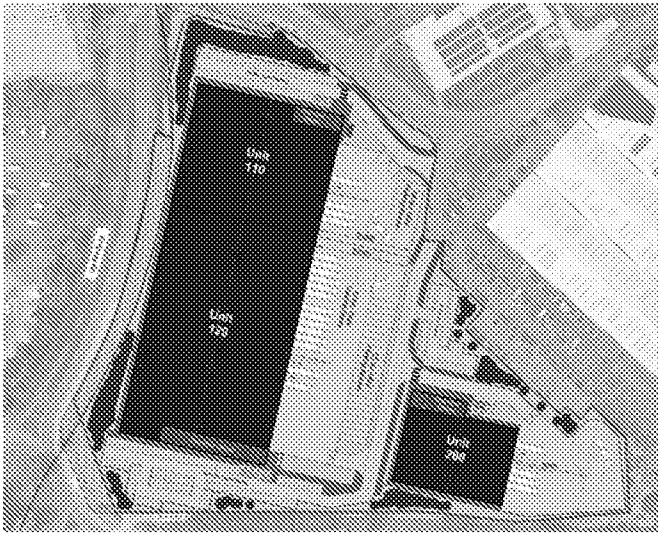
- Layout & Access
- Materials
- Character
- Sustainability & Health
- Community



Masterplan 2

The second iteration breaks up the massing of the units, however, the service yards are now rotated and therefore the views for the small scale terraces spill out onto the main road.

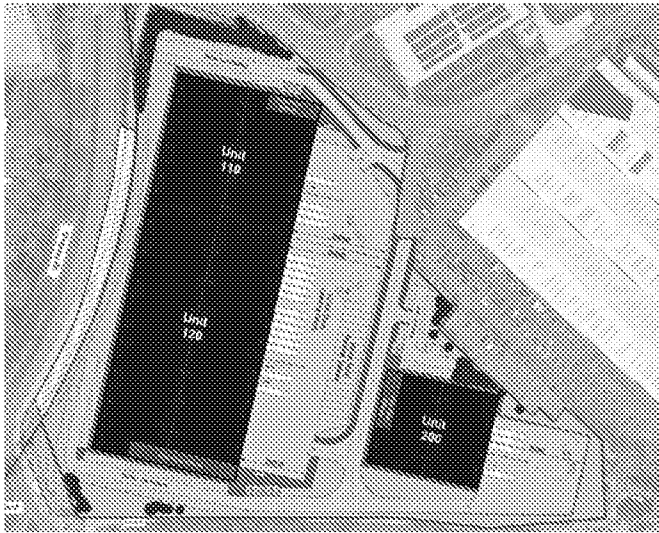
- Layout & Access
- Materials
- Character
- Sustainability & Health
- Community



Masterplan 3

The third layout returns to the larger unit structure, however, the terrace is now split into 2 units. This allows the access points to be more effectively places to provide separation.

- Layout & Access
- Materials
- Character
- Sustainability & Health
- Community



Masterplan 4

The final iteration builds on the previous masterplan principles and aims to make the estate road more efficient by having the access to the smallest unit along the same line as the access for the southern terrace. However, the access is refined in the proposed masterplan.

- Layout & Access
- Materials
- Character
- Sustainability & Health
- Community

Development Proposal

Layout and Use

The adjacent site layout builds on the concept plans and shows the current masterplan which is to be delivered in accordance with the proposed the Key Design Principles

Focal Points

The primary office elements, shown with number (4), are positioned to be viewed on approach from the main roads. This creates an active frontage overlooking the public realm and provides a human scale and depth to the development, along with providing natural surveillance over parking areas.

A robust approach to the site frontage seeks to improve the visual quality of the environment and will help to present an interesting and aesthetically pleasing approach to the development as well as aiding with way-finding

The proposal will avoid visual clutter with signage that compliments the design, positively contributing to the identity and character of the development

Landscaping

A landscape buffer to the development is provided through vegetation following the site boundary.

Servicing and Access

The units are all accessed via the new and existing estate roads. Car parking is strategically located adjacent to the office entrances and are segregated from the service yard, providing easy access for employees.

The service yards are positioned to be largely screened from the public realm and set facing into the development or non-sensitive areas.

