

Planning statement –

Proposed demolition of 5 existing B2 commercial buildings and erection of one new commercial building comprising the same volume for use within use Class B2 at Ryebank Farm, Climping.

(Doc ref: Ryeps 001)

SITE AND SURROUNDINGS

1. Description of application

This application is for planning approval to demolish and remove 5 no. B2 commercial buildings granted lawfulness under a planning approval CM/03/09/CLE. The buildings will be replaced with 1 no. B2 commercial building of no greater volume than the existing 5 buildings combined.

The existing buildings are simple steel framed buildings with black cladding; it is proposed that the new building will be clad in light green two toned box profile cladding to complement the rural nature of its surroundings.

2. Site Area

0.66 hectares.

3. Topography

Predominantly flat.

4. Trees

None of any significance affected by the proposed development.

5. Boundary treatment

There is an excellent mature boundary tree belt on the Northern side with additional screening to the South. The site is not visible from any public vantage points.

6. Site Characteristics

The site is within the existing Ryebank Farm site which has a long established commercial use.

The 5 buildings proposed for demolition each have a ground footprint of approximately 52m² each; being 260m² TOTAL.

The 5 buildings are spread out and cumulatively extend to cover of over 550m².

The 5 existing buildings are each approximately 8 metres in height with a total combined volume of around 1,485 m³.

7. Character of locality

Predominantly rural, fields to South and East

8. Site Planning History

CM/3/09/CLE	Ryebank Farm Grevatts Lane Climping	J D Baird (Home Farm) Ltd	06/02/2009	Application for a Lawful Development Certificate for an Existing use of the manufacture of concrete products	Planning - Cert Lawful Use	Approve
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9. Proposed Use

The proposed building will be largely located on the same footprint as the existing buildings on previously developed land, in proximity to the other commercial buildings on site.

The new building will be used for B2 (general industrial) and will allow the site occupier, Concrete Mouldings Ltd, a local firm, to modernise their operation, staff, and storage.

Currently a large quantity of stock is stored outside, making it vulnerable to theft and quality deterioration. The proposed building will reduce the security risk and end stock deterioration, as higher value stock will be stored inside.

The proposed building will have a maximum height of 5 metres (3m lower than existing.)

The footprint of the new building will be 450 sq metres (100 sqm less than the current.)

10. Company Profile and History

Concrete Mouldings Ltd, is a local firm that specialises in the manufacture of concrete lintels and other concrete building materials.

Concrete Mouldings clients include; Builders merchants and local builders firms who collect the product from the site.

Concrete Mouldings operate as a family owned company and has continued to grow since its inception in 2000; they moved to the application site in February 2003 and have operated without complaint to date, having inputted a large capital investment into specialist plant and machinery.

They currently employ 2 skilled operatives and 1 full time admin , all of whom live locally with family association.

Concrete Mouldings Ltd need to modernize their staff facilities as well as improve security for their workshop and storage.

There will be neither retail sales nor a trade counter at the site.

11. Site Design, layout and access

The proposed building is upon land that is previously developed (Brownfield) that is currently being used for B2 (general industrial) purposes.

All access arrangements shall be inclusive, including to and within the new building, and will be compliant with Part M of the building regulations.

The highway access for Ryebank Farm is long established directly onto the A259 main road and has a good safety record with excellent visibility. There will be no increase in whole site traffic generation as a result of this application; any future new employees will be encouraged to cycle, use public transport or car share.

The private internal road network is of a permanent construction and is suitable for the proposed use.

12. Transport sustainability

Ryebank Farm is capable of being well served by Public transport as it is situated approximately 550 metres from the nearest bus stops which serve the South Coast no: 700 bus network which frequently passes the site entrance. The paved footpath networks extend from these bus stops to join with the South Coast Cycle network at Church Lane and beyond to connect with the trains stations of both Littlehampton and Ford which are 1.7 and 2.2 miles away respectively.

13. Parking provision

Provision for parking has been allowed for in accordance with the Councils adopted standards and is shown to the Southern end. 2 parking bays will be created for disabled use and 2 bays for visitors. Cycle parking will be provided.

14. Design Principles

The existing and proposed buildings are mostly enclosed within a substantial, mature tree screen. The site is not in proximity to any residential properties and is surrounded by open farmland. The existing buildings are predominantly visually bulky in nature and clad in colours that suit their natural surroundings. The proposed building will relate sympathetically to the surrounding built and natural environments.

The proposed extension will be a low eaved portal framed building, the cladding and roof colours will complement the surrounding green shades. The doors, gutters and barges will contrast in colour with the walls and roof. The roof pitch will be low to further minimise any impact.

The proposed building will be clad with highly insulated structural wall and roof panels to at least the current standards.

The front (Western) elevation will have some brickwork to complement the adjacent building.

15. Landscaping

As the site is not visible from any public vantage points, it is not considered necessary by the applicant to provide additional screening to balance the significant tree screens that already bound the whole site.

No trees, parts of trees or hedges shall be removed as a result of this planning application.

16. Neighbourhood compatibility and consultation

All neighbours have been consulted and no objections to the proposals have been raised. The proposed extension and use displays a satisfactory relationship with neighbouring uses as all neighbours are industrial or agricultural in nature. There is therefore neither conflict nor incompatibility with adjacent occupiers. There are no nearby residential properties and so no detrimental effects on residential or other amenities will be caused.

17. Crime prevention measures

Ryebank Farm is a remote site which brings Pros and Cons in terms of security. A locked gate and thorny boundary hedges deters most opportunists, but the site has been subjected to losses over the years. This new building will significantly improve security by placing vulnerable machinery and stock within a secure building.

Concrete Mouldings has an alarm system installed within their existing unit 1 which will be incorporated into the proposed building. The doors and shutters will all be forced entry resistant and the wall and roof panels are designed to be forced entry resistant. There will be no roof lights or windows so as to deter forced entry.

18. Waste storage and collection

All waste is currently stored within their unit and is separated prior to collection for recycling. It is intended for this practice to continue; wastes currently collected for recycling include, cardboard, wood, plastic and different types of metals.

19. Flood risk assessment

Although a **flood risk assessment is not required** due to the site being within flood zone 1, the following comments are included.

The proposed building will be on the same level as the existing; the following points have been considered by the applicant in appraising flood risk.

- i) The site is shown to lie within flood zone 1.
- ii) The site has no prior recorded history of flooding.
- iii) The site is drained to an existing watercourse which is of sufficient capacity to accommodate extreme discharges. This watercourse discharges via the Elmer sluice.
- iv) The proposed extension site is previously developed land with an existing impervious surface; there will therefore be no net increase in run off.
- v) The proposed development is considered to be low risk as it will only be occupied during normal working hours. The access way leads directly to the A259 public highway and the site's road junction is within flood zone 1.
- vi) This flood cell is defended by the existing 5.5m AOD sea wall at Elmer, which has recently been proposed for "hold the line" in the Arun to Pagham flood and coastal defence strategy. The substantial offshore breakwaters at Elmer are considered to provide a satisfactory standard of defence for this flood cell for the foreseeable future. However, should a breach occur, flood water from overtopping will spread

over a considerable expanse of surrounding low-lying farmland and is unlikely to affect this site, which is reasonably high at around 5m AOD.

- vii) This application would pass the sequential test as it is for the demolition and replacement of existing buildings required for the necessary operation of an existing business.

20. Land contamination

Prior to the current B2 use of the site, the former use was agricultural grain storage, no fuels or chemicals were stored on the site during this time. The current B2 use has involved the storage of inert concrete products it is considered by the applicant that site contamination is therefore not an applicable issue.

OTHER PLANNING CONSIDERATIONS

21. Biodiversity and Geological Conservation

There are no known or identified protected or priority species within or close to the development site.

There are no designated sites, important habitats or other biodiversity features within or close to the development site.

There are no features of geological conservation importance within or close to the development site.

22. Archaeology

There are no known or identified archaeological sites within or close to the development site. The proposed building is on previously developed commercial land.

23. Noise

There will be no change in current working practice by Concrete Mouldings Ltd and therefore no increase in noise. The remote nature of the site and the fact that the proposed building is at the Southern extreme end of the building, mean that noise is not considered to be a material factor of this application.

24. POLICY CONTEXT

Outside built up area boundary.

Within Strategic Gap.

Additional development by a local firm.

25. DEVELOPMENT PLAN POLICIES

Arun District Council Local Plan:

AREA 10 Strategic Gaps

GEN 3 Protection of the Countryside

GEN 2 Built-up area boundary.

POLICY DEV8 Circumstances in which Additional Development may be Permitted - Local Firms

Planning permission may be granted to local firms, currently located within the District, proposing development on sites outside the built-up area, provided that the applicant can demonstrate:-

- (i) that no acceptable alternative can be identified within existing permitted or allocated floorspace or within or through redevelopment of existing commercial premises; and*
- (ii) that the proposal:*
 - (a) exhibits a high standard of design and layout;*
 - (b) is capable of being well served by public transport or otherwise is readily accessible other than by private car to a significant residential workforce if employment intensive uses are proposed;*
 - (c) provides access arrangements and parking facilities in accordance with the Council's adopted standards;*
 - (d) relates sympathetically to the surrounding built or natural environment;*
 - (e) includes suitable landscaping and floorscaping provision where appropriate;*
 - (f) displays a satisfactory relationship with neighbouring uses in order that the amenities of nearby residents in particular are protected; and*
 - (g) incorporates, where appropriate, crime prevention measures.*

A legal agreement or planning conditions may be necessary to secure:

- (i) implementation within a specified time period;*
- (ii) no subdivision; and*

(iii) *the restriction of occupancy to the firm concerned.*

Reason

To facilitate the retention and expansion of local firms, to ensure that development is of a high quality and that the amenities of local residents are protected.

Explanation

It is likely that the continued health of the local economy will depend to a significant extent on being able to accommodate the future expansion needs of local firms. It is recognised that there may be circumstances where a local firm is unable to find suitable accommodation. The Council may therefore permit limited additional development where the local firm has demonstrated that existing provision is genuinely unsuitable for its requirements. If a firm can demonstrate a need, any further application for a change in occupancy will need to demonstrate the economic benefits to the District.

26. POLICY COMMENTARY

The above policies combine to describe the criteria against which this application has been assessed, particularly with regard to visual amenity and the needs of local firms and the health of the local economy.

27. 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."

This proposal is considered to comply with the relevant development plan policies in that it would have no materially adverse effect on the visual amenities of the locality or an adverse impact upon the established character of the surrounding area, including the Strategic Gap.

28. 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.

29. SUMMARY

This application is to allow for the requirements of a local firm.

The proposed building requires planning permission.

Policy **GEN2** states that, outside the built up area boundary, development will not be permitted unless it is consistent with the Local Plan.

Local Plan Policy **GEN3** states that development outside the Built-Up Area will not be permitted unless it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development and policy **AREA10** states that strategic gaps will be maintained and proposals for development within Strategic Gaps will be subject to the most rigorous examination. It states that development will only be permitted if it is consistent with other policies, would not compromise the objectives and integrity of the Gap and attention is given to the long term enhancement of the landscape.

Policy **DEV8** has been shown to have been fully assessed and complied with in this application. The proposal is for a local firm, currently located within the district, proposing development outside the built-up area, and the following has been demonstrated:-

- i) The proposal involves the redevelopment of existing commercial premises.
- ii)
 - a) The proposal exhibits a high standard of design and layout.
 - b) It is capable of being served by public transport.
 - c) The extension provides access and parking provisions in accordance with the Councils adopted standards.
 - d) The extension relates sympathetically to the surrounding built and natural environment.
 - e) An assessment has been made in the context of the site character and previous approved planning applications and suitable landscaping and floor-scaping provision are not considered appropriate for this application.
 - f) The proposed use displays a satisfactory relationship with neighbouring uses and there are no nearby residents.
 - g) Appropriate crime prevention measures have been incorporated.