

Assessment of Alternative Sites

Development of a Concrete Batching Plant, with parking and welfare facilities

Part of Former Runway, Land to West of Lorry Park, Burndell Road, Climping

Prepared by



For

K.R.M. Concrete Limited

November 2017

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DOCUMENT CONTROL SHEET

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1. PLANNING AND LEGISLATIVE FRAMEWORK

- 1.1 This report provides information to support a planning application submitted on behalf of KRM Concrete Limited to develop a Concrete Batching Facility on land at the former Ford Aerodrome, Burndell Road.
- 1.2 The Development Plan comprises: -
- ¿ Saved policies of the Arun District Local Plan 2003, adopted 17 April 2003.
- 1.3 An Examination in Public of the emerging plan¹ was held in September 2017. This plan is therefore quite advanced and is considered to carry weight in the determination of planning applications.
- 1.4 Emerging policy C SP1 relates to development outside the defined built-up areas and supports development that is:
- a. For the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste; or
 - b. For quiet, informal recreation; or
 - c. For green infrastructure; or
 - d. For the diversification of the rural economy; or
 - e. For road and/or cycle schemes; or
 - f. In accordance with other policies in the Plan which refer to a specific use or type of development.
- 1.5 The site is within located outside the Built-Up Area within Arun District.
- 1.6 Development is directed towards the built up area, or strategic, site specific and broad allocations. In relation to employment, draft policy EMP SP1 promotes the sustainable growth of the District's economy by supporting the provision of a flexible supply of land to meet the varying needs of different economic sectors. Sufficient employment sites and premises will be safeguarded in order to meet the needs of the economy in Arun to 2031 to support job creation, the needs of modern business and the attractiveness of the District as a business location.
- 1.7 This will be achieved by providing high quality employment sites with strategic employment land allocations in Bognor Regis, Littlehampton and Angmering.
- 1.8 The strategic employment land allocations include a number of sites which in total will provide 81.35ha of employment land.
- 1.9 Existing employment land is protected through emerging policy EMP DM1. This also seeks to support existing businesses that are expanding within Arun District.

¹ Arun Local Plan 2011 - 2031 Publication Version October 2014



Specifically for economic growth outside the built-up area boundary, the policy states:

'Planning permission will be granted to local firms, currently located within the District,

proposing development on sites outside the built-up area, provided that the proposal demonstrates:

- a. No acceptable alternative can be identified within existing permitted or allocated floorspace, or within or through redevelopment of existing commercial premises, and which can be delivered in a reasonable timeframe;
- b. That it would not intensify uses at the site to the detriment of existing public access routes and highways;
- c. A high standard of design and layout;
- d. That it is capable of being well served by public transport or otherwise is readily accessible by means other than by private car to a significant residential workforce if employment intensive uses are proposed;
- e. Access arrangements and parking facilities will be provided in accordance with the Council's adopted standards;
- f. A sympathetic relationship to the surrounding areas that shows consideration of the landscape, habitat, built and historic environment contexts, the opportunities to deliver on-site habitats and protect key species;
- g. Suitable landscaping and floorscaping provision where appropriate;
- h. That it is not in a protected area including Gaps Between Settlements;
- i. A satisfactory relationship with neighbouring uses in order that the amenities of nearby residents, in particular, are protected; and
- j. Where appropriate, crime prevention measures are incorporated. _

1.10 In terms of policy it would appear that there is a presumption against new employment opportunities outside of the built-up area unless a company is already present within Arun District. Therefore new companies should seek to utilise the strategic employment allocations or other such existing employment sites in the district.

1.11 The application is considered to be a departure from policy in that the company is not an existing company operating within Arun District, and the site is located outside the built-up area. This report therefore sets out the exceptional circumstances which are considered to outweigh the departure from policy. It follows the requirement of part a) of emerging policy EMP DM1. Other parts of that policy have been considered in the Supporting Statement.



2. ALTERNATIVE SITES

2.1 There is policy support to provide employment sites in strategic employment land allocations in Bognor Regis, Littlehampton and Angmering. Existing employment land is also protected. Part a of policy EMP DM1 requires existing businesses to demonstrate that there are no acceptable, alternative sites before considering relocation to a site outside the built-up areas. Whilst KRM is not an existing business in the district, the same approach has been undertaken in this assessment.

2.2 In terms of searching for an acceptable, alternative site to locate a concrete batching operation, the following requirements are relevant:

- é Site Area of approximately 0.5 ha
- é Open area of land (i.e. not enclosed warehouse)
- é Long term lease
- é Close to proposed development opportunities
- é Close to main road network

2.3 In terms of the lease, the set-up costs for the development are in the region of £1M. Therefore any short term leases are discounted for not being financially viable.

Strategic Sites

2.4 The following strategic sites are identified in the emerging Local Plan:

- ¿ Salt Box (Bognor)
- ¿ Rowan Park (Bognor Regis)
- ¿ Oldland's Farm (Bognor Regis)
- ¿ Former LEC (Bognor Regis)
- ¿ North West of LEC (Bognor Regis)
- ¿ Courtwick (Greater Littlehampton)
- ¿ North Littlehampton (Greater Littlehampton)
- ¿ West of A280 (Angmering)

2.5 The total provision of employment land is 81.35ha.

2.6 Each site has been investigated in terms of planning status, timescale for delivery and indicative end use. The review is set out in Table 1.

Table 1 - Strategic Employment Sites

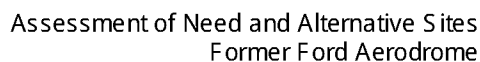
	Area (ha)	Planning Status	Timescale for delivery	Indicative Use	Comments
Bogner:					
Salt Box Park	11.8	Planning application submitted for employment units, hotel, gym, engineering work	2014-2019	B1/B2	Units are for enclosed warehouses. No open storage
Rowan Park	3.3		2024+	B1/B2	Not Available
Oldland's Farm	23.8	Planning permission granted for part of this site up to 20,453sqm B2 floorspace and B8	2014-2019	B1/B2/B8	Works commenced on providing warehouse units
Former LEC	30.5		2018-2024	B1	B1 not compatible.
North West of LEC			2024 +	B1	No compatible or available
Greater Littlehampton:					
Courtwick	1.0				Large housing estate constructed. Employment land appears to be enclosed warehouse type structures.
North Littlehampton	2.0	Granted LU/47/11		Up to 13,000sqm B1 (include 3000 sqm Enterprise Centre	Not suitable.
Angmering:					
West of A280	8.95			Range of B uses, subject to flood risk issues, habitat constraints, landscape	This is currently a field. No planning history.



- 2.7 With reference to the table, none of the strategic employment sites would be suitable for the proposed development.
- 2.8 Sites which are being promoted for B1 uses are considered incompatible with the proposed use. B1 Uses include offices, research and development of products and processes, light industry appropriate in a residential area.
- 2.9 Sites which are promoted for B2 uses are considered to be compatible. B2 Uses include industrial processes other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste). The manufacture of concrete is considered to be similar to a B2 Use.
- 2.10 The sites which are being promoted with B2 Uses include Salt Box Park, Oldland's Farm, Rowan Park and land West of A280. Of these, Rowan Park is not due to be available until 2024. The land to the west of the A280 is also a long term project. The site is currently a field with no planning history.
- 2.11 The sites at Salt Box Park and Oldland's Farm are being developed with warehouse accommodation. Figure 1 shows the proposed development at Oldland's Farm. All plots comprise of built warehouse structures which are not required for concrete batching.

Figure 1 - Proposed Development at Oldland's Farm



[illegible]

- ## Industrial Site Search

- ² Arun District Council, October 2014



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- 2.15 In addition, a number of land agents were contacted to check on the availability of land between Chichester and Shoreham, see Appendix A.
- 2.16 For each site identified, an environmental appraisal has been carried out which assessed each site against a range of criteria, including:-
- è access and highway issues;
 - è compatibility with neighbouring land uses;
 - è proximity to main road network;
 - è planning policy constraints (Green Belt, landscape, ecology, archaeology);
 - è proximity to housing, watercourses, European sites, Ramsar or SSSI;
 - è land use allocation/designation; and
 - è flood risk.
- 2.17 In addition, a desk study was carried out to identify industrial estates within the district. Estate Agents were contacted directly to check on availability.

Employment Land

- 2.18 The following sites were provided in the Arun Economic and Enterprise report. Each site has been considered as a potential location for the concrete batching operation.

The Vinery, Poling

- 2.19 The Vinery has 58 units, some of which are small, enclosed industrial units. There are two large warehouses on site.
- 2.20 The estate is accessed directly from the A27.
- 2.21 With reference to estate agency details, one property is being marketed at this site.
- 2.22 A plot for open storage is currently available, see Site A. This is for 2,000sqft, which is 185sqm. This site is far too small to meet the applicant's requirements.
- 2.23 Whilst this site is considered suitable in terms of location, there is currently no availability.

Fordingbridge Industrial Estate

- 2.24 This is a small estate (2ha in total). There are some warehouse units and current occupants include car sales and bus hire. The estate is accessed from the B2233 Barnham Road, which joins the A29 in the north.
- 2.25 There are houses within 40m of the estate.
- 2.26 The overall size of this estate is quite restrictive. With reference to estate agents, there is no availability on this estate in any event.



Wick Site (Northern Section)

- 2.27 The Wick site includes Morrisons Supermarket, Fittleworth Medical and a number of other industrial units.
- 2.28 The northern section includes an Enterprise Hub, which appears to be vacant. The estate is well served by the main road network, A259, but it is surrounded by residential housing.
- 2.29 There is a new large residential development to the west of this site. There is no current availability and the area is not suitable.

Rudford Industrial Estate

- 2.30 This estate is located on the former Ford Aerodrome. It is located on the eastern side of Yapton Road. The estate comprises a mixture of industrial units and open use activities, including waste management, building supplies and car dealerships. This estate would suit the business development of the applicant.
- 2.31 Land agents have been contacted and the only available site is a light industrial/office accommodation, Site B. The unit comprises a two storey industrial building. The external space is for car parking only. The site is not suitable.

Flansham Business Centre

- 2.32 This is a small employment site with good quality converted farm buildings. This provides office accommodation and is not suitable for the proposed development.

Other Industrial Land/Units

- 2.33 The search has also included details from land agents regarding other properties currently being marketed.

Southern Cross Industrial Estate and New Era Estate

- 2.34 This estate includes a mixture of retail and commercial premises, including Travis Perkins, B&M Home Store, Halfords and Jewsons. There is a large distribution centre occupied by Wiley.
- 2.35 Riverside Caravan Centre is located to the immediate west of the site.
- 2.36 A concrete batching operation does not appear to be compatible with some of the existing occupants, which are predominantly retail.
- 2.37 With reference to land agent details, there is no availability on this estate.

South Bersted Industrial Estate

- 2.38 This site is located in Bognor Regis. Riverside Caravan Centre is located to the immediate east of the site.



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- 2.39 This estate is a mixture of older type small brick industrial units, and new larger warehouse units. There is a Tesco Superstore and other occupants along Durban Road include, self-storage, Howdens, and Castlegrove Business Park. West Sussex County Council also have offices at Durban House.
- 2.40 Current properties being marketed include Unit 16. This is a small brick unit occupying 767sqm. The site is too small and not appropriate. See Site C.
- 2.41 Another site is also being marketed on Durban Road for a small warehouse. See Site A.

Lineside Industrial Estate, Littlehampton

- 2.42 This estate comprises 39 units. There is no open land provided. With reference to the management company, there is no availability, see Site D.

Riverside Industrial Estate

- 2.43 This is an established industrial estate near Littlehampton. It comprises of 60 light industrial / warehouse units of varying sizes.
- 2.44 The site is accessed from the B2187 which joins the A259.
- 2.45 Current availability includes Units E to H, see Site E. All are enclosed units which are not suitable for a concrete batching operation.

Adjoining Authorities

- 2.46 The search criteria for estate agents has been between Chichester and Worthing. The location is critical in terms of the ideal distance between the production site and construction site. As stated previously, a distance of 12km is considered to be average distance.
- 2.47 Chichester is about 12km from Bognor Regis and 21km from Littlehampton.
- 2.48 Worthing is about 13km from Littlehampton and 24km from Bognor Regis.
- 2.49 The ideal location to serve the broad locations for strategic growth, and other allocations, would be from within Arun district.
- 2.50 Industrial estates within Chichester and Worthing have not been considered any further as they do not meet the locational criteria of the applicant. Neither location could serve the entire district, which makes them financially unviable. Also, this would require HGVs travelling longer distances to meet customer needs. As set out previously, the average distance for mixer lorries is 12km.



3. CONCLUSION

- 3.1 The assessment has reviewed emerging planning policy to establish the policy support for new employment opportunities in the district.
- 3.2 There is policy support for existing businesses in the district to relocate to sites outside the built up areas, providing that no acceptable alternative sites exist. Whilst KRM is not an existing business in the district, the principle of the policy has been applied.
- 3.3 KRM is seeking to support the planned growth in the district. The council's aim is to:
 - Provide 580 homes every year (from 2011-2031)
 - Provide 81.35ha of new Employment Land
 - Major Road improvement Schemes, including works to the A259, A284, A29
 - Provide the necessary infrastructure to support the new development
- 3.4 These developments will require concrete and the provision of a local concrete batching plant is considered to be sustainable in terms of minimising travel distances for HGVs.
- 3.5 KRM has searched for alternative sites in Arun District to meet this growing demand. There is a need for a concrete batching plant in the district, as there are currently no permitted facilities.
- 3.6 The lack of existing permitted facilities, combined with the lack of opportunities on existing and planned employment land, has directed the applicant to find alternative, suitable sites.
- 3.7 The application site meets their business need. It will serve the planned growth areas. It has good access to the main road network. It is remote from sensitive receptors.
- 3.8 The proposal meets the requirements of sustainable development. It is the right type, in the right location and available at the right time to support growth.



Appendix A – Estate Agent Details

The following Estate Agents were contacted:

Estate Agent	Response
Henry Adams	No response
White & Brooks	No response
Stile, Harold and Williams	See Site C
Flude Commercial	See Site E
JLL	No response
Colliers International	No response
Hellier Langston	See email response below
Darby Keye Property	No response
Park Steele	See email response below
Brierley & Co	See Site A
Michael Jones	See Site B
Mashall Clark	No response



Alison

I am afraid we don't have any availability that will suit that at the moment.

Kind regards

Matt

Matthew Poplett MRICS

DD: 02280 524512



From: Alison Crooks [REDACTED]
Sent: 24 October 2017 15:51
To: Matt Poplett
Subject: commercial property

Dear Sir

I am working on behalf of a client who is looking for an industrial site, preferably open land, to develop a concrete batching operation. The operation will require at least 2,000sqm.

We are looking for land between Chichester and Worthing, ideally in and around Bognor Regis and Littlehampton.

I would be grateful if you could send me details of any such property that would be appropriate or confirm no availability for our records.

If you require any further information please do not hesitate to contact me.

Kind Regards

Alison Crooks

Integrated Skills, Bell House, 32 Bell Street, Romsey SO51 8GW



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Thank you for the enquiry and we can advise we have nothing suitable currently available

Iain D Steele FRICS

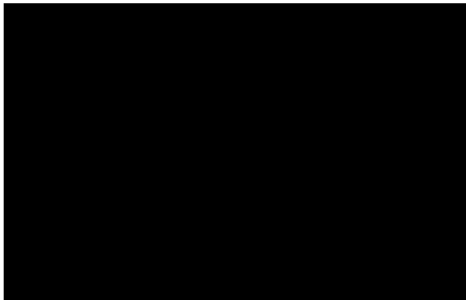
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