

Town Planning and Development Consultants

RECEIVED

PLANNING STATEMENT**USE OF LAND FOR THE STORAGE AND WHOLESALE SUPPLY OF FENCING
AND ASSOCIATED MATERIALS****HIGHDOWN INDUSTRIAL PARK, LITTLEHAMPTON ROAD, FERRING****1. BACKGROUND**

- 1.01 The site the subject of this application is located to the north of the A259 Littlehampton Road, immediately north of Ferring. The site was originally part of McIntyre's Nursery which was used by a landscape gardening contractor's business.
- 1.02 The site comprises a roughly rectangular parcel of land which is set back 250 metres from the main road. It comprises approximately 0.26 hectares and is surfaced with a loose scalping material. The compound is fenced by green mesh fencing over a chain link fence. In the south eastern corner of the compound there is an existing silo.
- 1.03 The site is served by an existing access off Littlehampton Road which is dual carriageway at this point although it can only be accessed from an easterly direction as there is no crossover at this point. The access serves Millwood House which is located close to the road frontage and the other existing buildings which are located in between this dwelling and the application site. To the east of the site lies a recreational ground to the north of which lies Highdown Gardens. To the west lies Highdown Vineyard and a number of paddocks which appear to be used largely for equestrian purposes.
- 1.04 The land north of Littlehampton Road rises northwards towards Highdown Hill. The site itself however is relatively flat and, being located behind existing buildings is not visible from Littlehampton Road. The site is visible at certain points along one of the bridleways to the north on Highdown Hill although it is at times, obscured by the reservoir which is situated to the north of the site and partially obscured by existing trees which are located on the outside of the fenced compound. The access track to the east of the application site is also a public bridleway (2135). From public vantage points to the north and east of the application site, the site is seen in the context of the development along this part of Littlehampton Road as a whole and in particular, the buildings to the south and does not appear as an incursion into the countryside.

2. CURRENT PROPOSAL

- 2.01 The applicant proposes to start a new business on the site storing fencing and associated products and supplying them to the wholesale market. The stored items will principally comprise fencing materials, premade panel fencing, posts, railway sleepers, fixtures and fittings and a small amount of chain link/wire fencing. The materials will be stored in the open compound to a height of no more than 2 metres. The larger timber materials will be brought in

- 3.05 PPG 13: Transport, seeks to ensure that jobs are located at the most accessible locations whilst acknowledging that the potential for public transport, walking and cycling, is more limited to development in rural areas. This site whilst located in the countryside, is in close proximity to the main A259, where there are bus routes and a dedicated cycle lane along its southern side. It is also in close proximity to the built up area of Worthing to the east and Ferring and East Preston to the south and west, thereby readily accessible from the centres of population by means other than the private car.
- 3.06 The Arun District Local Plan 2003 forms the development plan for the purposes of this application. Policy GEN7 deals with the form of new development and requires, amongst other matters, that development makes efficient use of land or buildings, does not have unacceptable adverse impact on adjoining occupiers, allows for the safe movement of pedestrian and vehicles and provides for vehicle parking in accordance with policies elsewhere in the plan. The majority of these issues have been dealt with elsewhere in this statement and demonstrates compliance with the relevant parts. With particular relevance to the impact on adjoining occupiers, the site is not located near to any residential properties and therefore the use itself will not have any impact in that regard. The residential property which is located adjacent to the access close to the frontage with Littlehampton Road is separated from the access road by 45 metres and in the context of the other uses elsewhere on this site and the traffic using the A259, it is not considered that the movements associated with this use would be demonstrably harmful to the amenities of that property. Furthermore, the use would not generate a significant level of traffic over and above that which was previously associated with the use of this site and as such, would not cause any harm to the character of the area. In all respects, it is considered that the proposal is compliant with Policy GEN7.

4. CONCLUSION

- 4.01 It is submitted that this proposal makes effective use of this existing brownfield site, which has previously been used for a similar form of development, namely the storage of landscaping and builder's materials. In visual terms, the proposal will be of a similar nature and in context with the horticultural/garden centre character of the area.
- 4.02 The site, whilst being located in a rural area, is not unduly remote, being located close to existing centres of population and well served by the main A259. The site is accessible from the centres of population by means other than private car.
- 4.03 The proposal will allow for new business in an appropriate location, which will provide for local employment.
- 4.04 In all the circumstances, it is considered that the proposal is appropriate to this site and complies with central government advice and Development Plan Policy.