

HENRY ADAMS

Agricultural | Commercial | Country Houses | Fine Art | Land | Lettings | New Homes | Planning | Professional | Residential Sales

Town Planning and Development Consultants

|                       |    |          |    |  |
|-----------------------|----|----------|----|--|
| ARUN DISTRICT COUNCIL |    |          |    |  |
| No.                   | FG | 59       | 10 |  |
| SUBSTITUTION          |    |          |    |  |
| RECEIVED              |    | 10-06-10 |    |  |

## 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 splits within the site; the western part serves a property 'The Chalet' and the eastern part other existing buildings which are located in between this property and the application site. Millwood House, which is located close to the road frontage, is served by a separate access to the west of its plot. 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

Henry Adams Planning Ltd Rowan House Baffins Lane Chichester West Sussex PO19 1UA  
T: 01243 521832 F: 01243 531850 E: planning@henryadams.co.uk W: henryadams.co.uk

by articulated lorry and is anticipated that this will deliver once every 4 to 6 weeks. The smaller fixture and fittings will be delivered by a smaller courier type van as required.

2.02 The business will operate a 7.5 ton lorry to undertake deliveries to customers and it is anticipated that this will involve 4 traffic movements per day. Some trade customers will collect from the site although this is not expected to be a significant proportion of the business.

2.03 It is proposed to employ 5 people to supervise the site and undertake the deliveries and, as it is a new business, will represent new jobs to the local economy.

### **3. PLANNING POLICY**

3.01 The site lies outside any built up area and therefore for the purposes of policy, lies in the countryside. The site is not designated as having any particular qualities although the land to the east and north is within the boundaries of the South Downs National Park. Notwithstanding this, the site does, in our opinion, represent brownfield land which was previously in use for a purpose similar to that currently proposed albeit was part of a larger landscape gardening contractors business.

3.02 PPS7: Sustainable Development in Rural Areas emphasises in paragraph 5 that Planning Authorities should support a wide range of economic activity in rural areas. It is one of the Government's objectives as set out in the guidance to develop competitive, diverse and thriving rural enterprise that provides a range of jobs and underpins strong economies. This proposal will meet that objective by allowing this fledgling business to establish itself on a site which has been previously used for a similar purpose and will provide for new employment.

3.03 It is acknowledged that the advice in PPS7 also seeks to ensure that such development in the countryside does not unacceptably harm the rural character of the area. As mentioned, this site has historically been used for the open storage of similar materials to those currently proposed and as such this proposal does not represent a 'new use' on this site. The site exists as a surfaced, fenced compound and this proposal seeks to make effective use of it. Its location in close proximity to other buildings and uses both on this site and along the Littlehampton Road ensures that its use will be in keeping with its surroundings and not harmful to the wider countryside or adjacent AONB/National Park.

3.04 PPS4: Planning for Sustainable Economic Growth sets out that it is the Government's overarching objective to achieve sustainable economic growth. To help achieve this, the planning system should, amongst other matters, deliver more sustainable patterns of development and raise the quality of life and the environment in rural areas. This proposal is sustainably sited being located close to the main A259 which will provide good access to the main population centres along the coastal plain. It will also provide for new employment opportunities on an existing site. In accordance with Policy EC2 of the PPS, Local Planning Authorities should ensure that their development plans make the most efficient and effective land, prioritising previously developed land which is suitable for re-use, which is the situation in this case.

- 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.

