

Proposed new Canopy and Storage Extension to North Warehouse for R.T.Page Ltd
Rudford Industrial Estate, Ford, Arundel, Sussex, BN18 0BF
Site Grid Reference east 499700 – north 102550

Design and Access Statement

Background

In 2011 The applicants were granted outline permission to build an Industrial / Storage building of 1850 square metres gross area under the Planning reference F/24/10. The work has not been taken further because of the constraints of the economic climate, however demand for Warehouse space has increased, but still not sufficiently to give the Applicants confidence to commit to building the approved warehouse. The outline approval will expire in February next year; the Applicants intend to implement the scheme as soon as circumstances permit, but in the meantime would like to erect an extension to the existing north Warehouse to provide urgently needed covered and enclosed space. The Applicants would expect to employ one more person as the result of the development.

The proposal effectively roofs over the access and parking lane between the North Warehouse and the new building proposed as F/24/10; in the event of F/24/10 (or a similar scheme) being implemented, the Canopy proposed in this application would serve to provide weather protection for unloading operations, and if necessary could provide sheltered parking, although the amount of parking proposed in F/24/10 was at or near the maximum level required by WSCC, and some reduction may be agreeable.

The Site

The Applicant owns and operates an area of land amounting to 1.225 Hectare located on the Rudford Industrial Estate at the south-west corner of the former Ford Airfield, together with 0.55 Hectare of open storage a short distance to the west.

The Application Plot is at the north-east corner of the Applicant's. The site lies entirely within the area designated for Industry on the Local Plan.

There are existing Industrial and Storage buildings on three sides of the site, and the third side, which is the north boundary of this Industrial estate, is adjoined by a strip that accommodates an electrical supply line, with a windbreak / screen of poplars beyond. Slightly further to the north is a new large shed used as a Recycling Centre.

The site, and the rest of the open space extending eastwards and southwards to the buildings at the south end of the Applicant's land, is currently lightly used as vehicle parking. There is considerable excess space available for manoeuvring very large vehicles.

The entire area is paved (it was almost entirely part of the concrete airfield runway, the remainder is tarmac or MoT fill), and drained. There would be no increase in quantity of water drained if the proposed development were carried out. The Parking areas are drained to large interceptors to separate immiscible petroleum products (diesel and petrol fuel, lubricating oil, etc) from the surface water.

THE PROPOSAL

Permission is sought to extend the North Warehouse building which has principally Storage use, with some associated handling and re-packing operations.

The purpose is to provide additional managed warehousing space for clients of R.T.Page Ltd. Staff operating the unit would be employees of R.T page, and they

would use office, sanitary and recreational facilities already existing at Robert House to the south.

The proposal shown on the layout plan has a gross area of around 550 square metres, of which 300 square metres is open-sided.

The proposed height of the new building is less than 8 metres at its highest, and accords with the existing canopy, to which it would attach.

There are buildings in the immediate vicinity, including the buildings that were originally RAF / Fleet Air Arm airfield hangars, which are taller than the North Warehouse.

The building will be used as an extension to the Applicants' existing activities, and so existing facilities such as canteen / recreation, sales offices, lavatories, etc will be used by the occupants of the proposed building.

Landscaping and Screening

As the proposal lies in an Industrial Area that tends to include no landscaping, none is proposed. The Estate as a whole is shielded by existing screening in the form of earth berms and tree windbreaks. Reasonable maintenance and access space is provided between the proposed building and the boundaries, similar to the existing buildings to the south.

ACCESS

Ultimate access to the public road is at the entrance to the Rudford Industrial opposite Climping Church in Ford Road. From this point the route to the site is over existing estate roads, all with suitable bearing capacities, widths, and radii to cope with large industrial vehicles and loads.

Traffic Intensity

The open area of the proposed site was formerly used more intensely as a parking and marshalling area for the Applicant's Transport division. This business was a casualty of the Recession, so transport movements are now much reduced, and the increase in traffic resulting from the proposal would not result in increasing traffic to anywhere near the level formerly generated by the Applicant's transport business.