

Proposed new Industrial / Storage Building for R.T.Page Ltd
Rudford Industrial Estate, Ford, Arundel, Sussex, BN18 0BD
Site Grid Reference east 499700 – north 102550

Design and Access Statement

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 land and lies to the east of an existing Industrial / Storage building. 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 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 construct a building with principally Storage use, but with the possibility of accommodating associated light assembly, testing or fettling operations. The immediate purpose is to provide a managed warehousing service 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 in Robert House to the south.

The building shown on the layout plan has a gross area of around 1850 square metres, which equates to 66% of the 2820 sq mtr site area, and so can accommodate vehicle parking at the standard recommended by West Sussex County Council. The proposed building is spaced 10 metres from the existing building to the southwest, sufficient to provide car and lorry parking and clear vehicular access to one of the long sides of the building.

The proposed height of the new building is 10 metres at the eaves, rising to 12 metres at the highest point.

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

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 are likely to be no greater than was formerly generated by the Applicant's transport business.