

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

Planning Statement

This is an outline application, and so only addresses general matters of Location, Siting, Access, Mass and Use. No details of Built Form or Materials are included.

General

The proposed use conforms to the zoning of the site, and should result in a significant increase (in terms of current numbers) in employees, who would primarily be recruited locally. The proposal makes use of existing facilities and infrastructure.

Policies

GEN 6 Amount of new Commercial Development

This application is made by a local firm, using open land that is already used commercially as part of their operation. There will be a gain in local employment as a result. The development is located in an existing commercial estate.

GEN7 The Form of New Development

The proposal is appropriate to the context and surroundings.

GEN8 Development and the Provision of Infrastructure

Existing roadways, drainage, mains water and power supplies are adequate to sustain this development.

GEN9 Foul and Surface Water Drainage

Foul drainage increase will be small, and is within the capacity of the existing biological digester. Surface water drainage systems are in existence for this area (generally in the form of former runway drainage, with interceptor chambers installed more recently)

GEN12 Parking in New Development

It is possible to meet WSCC maximum requirements.

GEN31 Contaminated Land

Previous known uses are Agricultural and Air Field. These uses are unlikely to have produced contamination. There are no known storage tanks in the site area. There is a slight possibility of wartime munitions being discovered, as has happened in other parts of the area.

GEN32 Noise Pollution

The proposed use would not generate elevated noise levels inconsistent with the industrial zoning. Noise would be generally due to vehicles and handling equipment.

GEN33 Light Pollution

Detailed proposals are not included with this application, however lighting will be shielded to reduce or eliminate upwards light spill. Wherever practicable, low energy light sources will be used.