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Full Planning Application - Access and Design Statement

Proposed Single Span Warehouse Building at South Yard, Ford Lane, Ford, Arundel, BN18 0DF

1.0 Background

The existing warehouse space at South Yard is currently leased to Redstone Tyres Ltd. and is used for the storage of commercial tyres. Redstone Tyres are short of storage space and have an immediate need for a further of 250m² of space.

The Landlord (Keith Langmead) is prepared to build such a building if planning permission is granted by Arun District Council.

2.0 Proposed Development

This proposal comprises the following:

- The overall size of the South Yard site is 3,000m².
- The footprint of the existing buildings is 1,350m².
- The proposed new warehouse will cover 250m².
- Ample room remains for commercial vehicles to turn and for staff and visitors to park vehicles.

This paper should be read in conjunction with:

- Full Planning Application Form
- Location Plan
- Site Layout Plan
- Plans & Elevations for the proposed warehouse
- Drainage Calculations & SuDS
- CIL Form
- Biodiversity Check-List
- Tree survey

3.0 Site Location, Levels and Layout

The site is bounded to the North by Ford Lane and to the South, East and West by cultivated agricultural fields.

The boundaries are clearly defined with mature trees and hedges.

The area of land proposed for the warehouse will require minimal levelling.

The entire yard area is already covered in free draining compacted aggregate.

4.0 Access

Access to the site will be through the existing wide entrance adjoining Ford Lane.

5.0 Construction Details.

6.0 Environmental Impacts

a) Emissions to Land

There will be no emissions to land.

b) Emissions to Water

Rain water will be collected from the warehouse roof and channelled through a gutter and downpipe collection system to crated soakaways.

c) Emissions to Air

No emissions to air are envisaged or planned for the proposed site.

7.0 Flora & Fauna

The site has been under long term commercial use. There are no known protected species of native flora or fauna on the site.

8.0 Noise & Odour

Noise and odour from the proposed warehouse will be minimal.

9.0 Drainage and SuDS

There is no known flood risk to the proposed development site.

Rain water will be collected from the warehouse roof and channelled through a gutter and downpipe collection system to crated soakaways.

10.0 Transport Assessment

South Yard is located next to Ford Lane with good existing access to it. The existing access will be more than adequate for the additional activity that will be created during the construction and operation of the proposed warehouse.

Once fully operational; it is calculated that the average additional number of vehicle movements per day will be: Commercial vans and trucks = 1 and other vehicles = 1.

11.0 Landscape and Visual Impact Assessment

The site is already heavily screened along the existing boundaries.

There are no plans to operate on the site outside of normal working hours.

12.0 Arun District Council (ADC) – Local Plan – Relevant Policies

(i) ADC states that it will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions South of the National Park through to the coast and throughout its settlements.

(ii) Planning applications that help to achieve the central aim of this Local Plan, which is to increase employment density and which accord with the Plan policies and/or adopted Neighbourhood Development Plan will be approved, unless material considerations indicate otherwise.