

**LAND TO THE WEST OF UNIT R RUDFORD INDUSTRIAL ESTATE FORD
ARUNDEL WEST SUSSEX BN18 OBD**

Application by R T Page & Sons Ltd for extension of existing concrete parking area to permit the parking of additional HGVs for N K Barnes.

PLANNING/DESIGN AND ACCESS STATEMENT

1.0 Description of the Site and Surrounding Area

- 1.1 The application site is located within the northwest extremity of the Rudford Industrial Estate. It is currently overgrown and comprises the arisings (rubble, hardcore and some rough soil) from development of Unit R and the existing concrete parking area.
- 1.2 The site immediately abuts the long-standing HGV and coach parking area to the east, from which access would be gained. It is totally surrounded by high security fencing, which reduces the possibility of its use by wildlife.
- 1.3 It is proposed to remove the existing rubble, to retain the substantial landscaped hedging and trees along the south and west boundaries and to lay a base course of hardcore completed with a permeable surface of planings or tarmacadam.

2.0 Background

- 2.1 My Client, Mr Bob Page, is the Freehold owner of Unit R, the existing parking areas and land to the west. He has been approached by Mr Nick Barnes, who runs a transport business.
- 2.2 Mr Barnes started his business in May 1986 and operated from the Fargro Ltd premises at Toddington Lane until June 2015. When that site was sold for development he relocated to his current premises at the former Cemex Yard at Brookside Avenue, Rustington, which belongs to Hargreaves. Mr Barnes has now been served with Notice to Quit these premises with effect from 06 January 2018. He therefore urgently requires alternative site to allow his business to continue.

- 2.3 Mr Barnes has made extensive enquiries to obtain alternative premises, details of which are set out in the attached information provided by him. I understand that he has been in contact with your Economic Development Officer, who has tried to assist in locating suitable alternative premises, but without success. However, she is aware of this proposal for extending the hard surfaced area at Rudford Industrial Estate and I believe she is supportive of the scheme.
- 2.4 The business currently employs six drivers, together with Mr Barnes' wife as book-keeper and operates four 3 axle 26 ton rigid curtainside vehicles and three articulated vehicles with curtainside trailers. His current Operator's Licence allows him to operate nine vehicles and four trailers. He also has a van and two containers for storing equipment.
- 2.5 The majority of his regular work originates from the local area between Bognor Regis and Burgess Hill. Mr Barnes operates a general haulage business including concrete blocks and paving, books, packs of MDF board for matchboard, grapes and wine for Ridgeview Winery, horticultural supplies for Fargro Ltd, timber, plants to garden centres, etc.

3.0 Planning Policy

(a) *The National Planning Policy Framework*

- 3.1 National policy in the Framework supports business enterprises such as this (see paragraphs 7 and 14, which set out the presumption in favour of sustainable development).
- 3.2 Paragraph 17 sets out twelve core planning principles, including the need to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the business and other development needs of an area.
- 3.3 Given that Mr Barnes' business has operated successfully for over 30 years and that it serves the local economy, this proposal represents sustainable economic development.
- 3.4 Paragraph 18 onwards also supports the building of a strong, competitive economy, which of necessity requires goods to be moved from A to B.

(b) Development Plan Policy

- 3.5 The proposal would accord with Policies DEV8 and GEN3 of the Arun District Local Plan 2003, which I understand is the subject of revision to accord with national policy in the Framework.

4.0 Flood Risk

- 4.1 It is confirmed that the site is not within a flood risk area. As such, use of the site as proposed will not bring about any impact in terms of flooding issues.
- 4.2 There is a very small watercourse crossing the extreme northeast corner of the site. This short section of ditch will be culverted.

5.0 Opinion

- 5.1 This proposal meets the requirements of national and local policy and is supported by the Council's Economic Development Officer. It will make effective use of an area of waste ground for a scheme that is appropriate to its surroundings.
- 5.2 It is considered that the site is ideal for the relocation of Mr Barnes' business given the adjacent permitted use for the storage of HGV's and coaches and the fact that it is not close to any residential use. Access will be gained over the established Rudford Industrial Estate roads and there is good access to the A259 to the south and A27 to the north.
- 5.3 I understand that the existing w.c. facilities within my Client's other buildings will be available for the prospective occupiers. The small containers referred to in paragraph 2.4 above will be placed within an area of the site that is well screened from the surrounding countryside.

5.0 Conclusions

- 5.1 Development as proposed, which would accord with both national and Development Plan policy, will make effective and appropriate use of what is currently an area of disused land without extending into open countryside.
- 5.2 For the reasons given above, and having regard to the urgent need to relocate this successful and long-established local business, I would ask that planning permission be granted.



Rustington House
Worthing Road, Rustington
West Sussex BN16 3PS

N Barnes Esq

Our Ref: NB.RUBA-CS.170706

6th July 2017

RECORDED DELIVERY

Dear Mr Barnes

FORMER CEMEX SITE, BROOKSIDE AVENUE, RUSTINGTON, WEST SUSSEX, BN16 3LF

We hereby give notice to terminate your Lease in accordance with Clause 1.1 of your Lease dated the 18th May 2015 and made between Vanstian Limited and Nicholas Barnes.

Please be advised the Determination Period is six months and accordingly your Lease will terminate on the 6th January 2018.

On expiry, please ensure you yield up the property in accordance with the covenants contained in Clause 2.10 of the Lease.

RICHARD ANDREW
Director
For and on behalf of Vanstian Limited

Website: www.hargreaves.co.uk

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Vanstian Limited: Registered Office: Kingston Manor, Kingston Gorse, West Sussex BN16 1RR Registered in England No. 1230158
The Company's TERMS OF BUSINESS apply see www.hargreaves.co.uk (or request a hard copy)
Directors: Richard R Andrew MRICS ACMI, Ruth Andrew, John Hazelwood ACMA. Company Secretary: Patrick Hamilton FCCA

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DETAILS OF ENQUIRIES MADE FOR ALTERNATIVE OPERATING SITE

Several Commercial Property Agents.

Informally with Fargro Ltd at Poling, but no decision and space restricted.

The Vinery – no space and restrictive access hours.

Mr Rose, Roundstone Lane, Angmering – no space.

JBS Topsoil, Eastergate Lane – no space available.

Baird Business Park, Climping – awaiting result of planning application.

Vines at Fontwell – not suitable.

Riverside and Lineside Industrial Estates – insufficient parking for HGVs.

Keith Langmead (sites at Poling and Ford) – one suitable in Poling Village but unlikely to get Licence. Ford sites undeveloped.

Graham Abbot at Ford – no space available.

Wiston Estates at North Farm – no space.

Also looked at:

Morley Farm at Henfield – too far out, too expensive.

Dudmans Sites at Storrington and Shoreham.

Sharing a site at Shoreham Docks.

Star Road Industrial Estate, Partridge Green – insufficient parking for HGVs.

Mr Barnes' only other option is a greenfield site on a business park near Billingshurst, which the owners would be prepared to hard stand for him, but again this is too far out for convenience.