



APPLICATIONS & APPEALS SERVICES

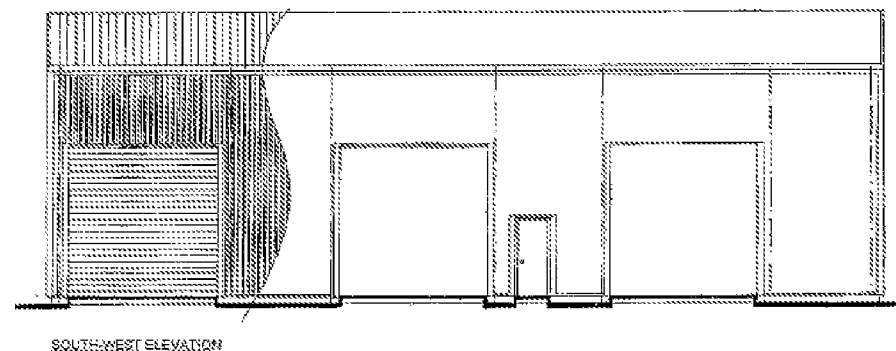
**Erection of a building to for 3 smaller units to
provide B1 and/or B8 flexible use floorspace**

**Land adjacent to Unit B
Rudford Industrial Estate
Ford, Arundel
BN18 0BF**

PLANNING, DESIGN AND ACCESS STATEMENT

Ref: NJA/17/269

April 2018



CONTENTS

1.0	INTRODUCTION	3
2.0	PHYSICAL CONTEXT	4
3.0	PLANNING HISTORY & CONSTRAINTS	6
4.0	PLANNING POLICY CONTEXT	7
5.0	DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT	11
7.0	LAYOUT, DESIGN & APPEARANCE	13
7.0	ACCESS & PARKING	14
8.0	CONTAMINATED LAND	15
9.0	CONCLUSIONS	16

1.0 INTRODUCTION & BACKGROUND

1.1 This application seeks permission for the erection of a building to provide 286 square metres B1 and/or B8 flexible use floorspace in a configuration of three small units. The site is located within the established Rudford Industrial Estate, with the application site currently being used for unsightly open storage.

1.2 This supporting Planning, Design & Access sets out the detail of the proposal, which is described and appraised having regard to the following aspects:

- Physical Context – explains the physical context of the site and its surroundings;
- Planning Context – relevant planning history of the site and broad policy requirements;
- Use – the purpose of the proposed development;
- Amount – the extent of development on the site;
- Scale – details of the physical size of the proposed development;
- Layout – the relationship of the proposed development to the site and its setting;

- Appearance – details of materials, style and impact upon the existing and neighbouring properties;
- Landscape – impact of the proposal on the existing landscape and proposed planting and surfacing;
- Access – access to the proposed development and associated parking;

1.3 This Statement will demonstrate that the proposed development accords with the relevant planning policies and is acceptable in all respects.

2.0 PHYSICAL CONTEXT

- 2.1 The site is located within the established Rudford Industrial Estate. Rudford Industrial Estate is located to the north of the village of Clymping, with the village of Ford to the north.
- 2.2 Access to the site is via an established access from Ford Road, which runs between the A259 to the south and the A27 to the north. Ford railway station is located approximately 1.3 miles to the north.
- 2.3 Directly north of the site is Ford Prison, with the former Ford airfield, Viridor Waste facility and further industrial buildings to the north east.
- 2.4 There are a mix of commercial and industrial buildings within the site, which comprise both large warehouse type units, small lock up units and some outside storage. Gated access is provided to the front of the site and the boundaries are kept by secure fencing.
- 2.5 Given the mature hedgerow and tree planting to the front of the site, together with earth bunding, the site is not readily visible from Ford Road.

- 2.6 The application site itself is located to the north of the industrial estate, but is surrounded by existing commercial buildings and converted hangers. The application site is currently used for open storage, and give that it does form the edge of the site, its current form does not contribute positively from a visual amenity point of view.
- 2.7 Included below are a number of photographs of the site, which provide further context.



View of site frontage and boundary treatment



View of site frontage, with existing industrial building beyond



Existing storage use on site



Existing site access



View of adjacent buildings and access road

3.0 PLANNING HISTORY & CONSTRAINTS

3.1 The Rudford Industrial Estate lies within the administrative boundary of Arun District Council. A review of the of the Council's planning records and constraints has been undertaken.

Constraints

- Countryside (outside of the defined settlement boundary)

Planning History

3.2 There is extensive planning history relating to the site, which all support uses within the site for industrial purposes. This includes lawful uses ranging from B1 Business, B2 General Industrial and B8 Storage and Distribution.

3.3 Notably there has been a recent refusal for additional development adjacent to Rudford Industrial Estate, planning reference F/16/15/PL. This would have extended development beyond the confines of the existing industrial estate, which was not supported by the Council.

3.4 The proposal relates to the provision of a new building on land within the established estate and would not require additional undeveloped land. As such, its provision should not be viewed in the same way as F/16/15/PL.

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 4.1 The NPPF sets out the Government's key objectives for the planning system, confirming the presumption in favour of sustainable development which sits as a 'golden thread' running through the NPPF. Paragraph 9 states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. The Framework seeks to ensure that planning applications are determined in accordance with the development plan.
- 4.2 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6).
- 4.3 Paragraph 14 of the NPPF states that at the heart of the Framework is a presumption in favour of the sustainable development which means that Local Planning Authorities should approve proposals that accord with the Development Plan without delay. Where the development plan is absent, silent or out of date planning permission should be granted

unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole; or specific policies in the Framework indicate development should be restricted'.

- 4.4 Paragraph 18 of the NPPF confirms that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future. Paragraph 19 then goes on to confirm that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.
- 4.5 Paragraph 20 states that in order to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should

recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

- 4.6 Paragraph 158 confirms that each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

Local Plan Policy

- 4.7 Local Plan policy is contained within the Arun District Local Plan 2003, Clymping Neighbourhood Plan 2015 - 2030 and the emerging Arun District Local Plan 2011-2031.

Arun District Local Plan 2003

- 4.8 Relevant policies in the Arun District Local Plan 2003 include policies GEN1, GEN3, GEN6, GEN7 and GEN12.

- 4.9 Policy GEN1 confirms that all development must take full account of the need to protect the environment so that present-day demands do not compromise the ability of future generations to meet their own needs or enjoy a high quality environment. All development must reflect the need to safeguard and improve the quality of life of residents, conserve energy resources and protect and, where possible, enhance the Plan area's essential character and environmental assets

- 4.10 Policy GEN3 confirms that outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless:

- (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or
- (ii) for quiet, informal recreation; or
- (iii) for the diversification of the rural economy; or
- (iv) for essential road schemes; or

(v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.

Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v).

4.11 It is considered that Policy GEN3 must carry only very limited weight, given its inconsistency with the wording the NPPF in terms of countryside protection and its support for employment growth.

4.12 Policy GEN6 confirms that the provision has been made within the District for 206,300 square metres of floorspace for business, industry and warehousing.

4.13 As with policy GEN3, the above policy is considered to be out of date as it does not provide for employment needs beyond the 2003 plan period (1996 – 2011).

4.14 Policy GEN7 states that planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant

extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

4.15 Policy GEN12 states that the Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan. Provision of parking in excess of these standards will not be allowed.

Clymping Neighbourhood Plan

4.16 Relevant policies in the Neighbourhood Plan include; Policy 4, Policy 7, Policy 11 and Policy 14.

4.17 Policy 4 states that proposals to upgrade or extend existing employment sites will be supported provided that:

- the impact on the amenities enjoyed by occupants of surrounding properties is acceptable; and
- they do not compromise the character of the area or openness of the countryside or beach; and
- traffic impact is acceptable in terms of highway safety and living conditions of residents. Proposals should

include a traffic impact analysis or transport assessment which is proportionate to the development and demonstrates traffic impact and measures which may be taken to mitigate impacts.

- they comply with other policies in this Neighbourhood Plan.

There will be a strong presumption against the loss of commercial premises or land which provide employment and are of demonstrable benefit to the local community.

- 4.18 Policy 7 states that all development will be considered with regard to the need to protect the open landscape character of the countryside and beach. The Clymping Character Assessment will be used as a reference to assess the impact of proposals.
- 4.19 Policy 11 states that new development, including, rebuilding or alterations, must be of a high quality of design and protect and enhance local character as assessed by the Clymping Character Assessment.
- 4.20 Policy 14 relates to highway safety and capacity and states that development which will have a detrimental impact on

highway safety and the living conditions of residents will be resisted. Consideration will be given towards securing planning obligations which meet the national policy guidance in NPPF paragraph 204, in relation to increasing highway capacity, traffic management and traffic calming measures which will make the development acceptable.

Emerging Local Plan 2011-2031

- 4.21 It is considered that the most relevant policy in the determination of this application are Policies EMP SP1 and EMP DM1, which confirms that the Council, with partners, will promote the sustainable growth of the District's economy by supporting the provision of a flexible supply of land to meet the varying needs of different economic sectors. Sufficient employment sites and premises will be safeguarded in order to meet the needs of the economy in Arun to 2031 to support job creation, the needs of modern business and the attractiveness of the District as a business location. EMP DM1 confirms that in order to promote entrepreneurialism and job security, the Council will seek to protect and enhance existing employment sites and premises in order to maintain a supply of good quality commercial sites and premises to meet the needs of businesses and the local economy.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

5.1 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development (paragraph 14). For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.

5.2 Paragraph 14 then goes on to states that where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted

Use / Principle of development

5.3 The proposal seeks the provision of a new building on land currently forming part of the Rudford Industrial Estate. It is

considered that the provision of a building in this location should be considered acceptable in principle. The site is currently used for open storage; therefore, its current lawful use comprises B8 storage and distribution.

5.4 The site comprises a well-established brownfield site, with established commercial and industrial uses surrounding the site. The Council appear to be supportive of development within the established Industrial Estate boundaries and both the emerging Local Plan and adopted Neighbourhood Plan seek to protect and enhance existing employment sites, such as the Rudford Industrial Estate.

5.5 Accordingly, the use of the site for a flexible B1 Business and B8 Storage and Distribution use, should be considered acceptable in principle, given the lawful use of the site and the surroundings.

Amount & Scale of the development

5.6 The proposed development would comprise the construction of a single commercial building subdivided to form 3 units. It would appear as a commercial warehouse building and would provide for 286 square metres of floor space, in place of the

current area of open storage. 11 parking bays are to be provided to the front and side of the building, with HGV parking / unloading available to the front of the proposed roller doors.

- 5.7 The building would have an eaves height of 6 metres, with a 12-degree roof pitch. It would have an overall depth of 13 metres and a width of 22 metres. 2 bay openings would be provided to the front of the building, with secondary access also. Windows are to be placed in the left gable elevation to allow light into the building and large roof lights are also proposed.

6.0 LAYOUT, DESIGN & APPEARANCE

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment (paragraph 56).
- 6.2 The appearance of the application site does not at present make a positive contribution to the industrial estate. Whilst it is of course reflective of the lawful use of the site, the replacement of an area used for open storage, with a purpose built commercial building would significantly improve the appearance of the site.
- 6.3 The proposed building would be a metal clad structure with shallow pitched roof. The building would be finished in a grey colour, with dark grey flashing and brown rain water goods. As can be seen from the photographs produced above, this is entirely reflective of the adjacent building.
- 6.4 Accordingly, the provision of the new structure would have a positive impact upon the appearance of the site and its design and scale would be in-keeping with the surrounding buildings.

Residential amenity

- 6.5 The Local Plan and NHP policies seek to protect neighbouring residential amenity, which is generally considered to address matters of privacy, access to sunlight and daylight, noise, vibration, and pollution. In this instance, the proposed building would benefit from adequate distance to the adjoining / adjacent properties. This would ensure that no adverse impacts arise.
- 6.6 It should also be noted that the replacement of outside storage with enclosed storage is likely to have a positive impact in terms of noise generation, as activities and processes associated with the site would take place within a building in future. The provision of three smaller units will encourage a greater likelihood of gaining more variety and businesses on the estate.
- 6.7 It is considered that the layout, design and appearance of the building would be acceptable and would entirely reflect the site characteristics and would not have any greater impact upon the wider area, to that of the existing industrial estate.

7.0 ACCESS AND PARKING

7.1 Paragraph 32 of the NPPF states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.2 Paragraph 39 of the Framework refers to car parking provision and states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and

opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.

7.3 Means of access would be provided via the established access road from the Ford Road. This provides wider access to the A27 trunk road to the north, and the A259 which provides local links to surrounding villages and towns.

7.4 The use of the site would remain largely as existing, in terms of trip generation. Given that the proposal relates to an existing use, there is not likely to be any material change in traffic movements to and from the site. The proposal represents an improvement over the current situation in that parking spaces are formally laid out on the site where presently there are none helping to take pressure off the estate roads.

8.0 CONTAMINATED LAND

- 8.1 The NPPF sets out at paragraph 120 that in order to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution.
- 8.2 In this case the proposed use is appropriately located on an industrial estate and the existing site is a hardstanding with open storage. There are no industrial processes and no known contamination.

9.0 CONCLUSIONS

- 9.1 Planning permission is sought for the construction of a building subdivided to form three small units to be used as flexible employment floorspace, comprising Use Classes B1 Business and B8 Storage and Distribution.
- 9.2 The site forms a part of an established industrial estate; therefore, it should be considered as PDL, upon which the NPPF diverts development too. As such, given the existing use of the site for open storage and distribution, together with the site forming part of a wider industrial estate, the principle of the development proposed should be considered acceptable.
- 9.3 The proposal results in an enhancement to the character and appearance of the site, with the replacement of open storage space with a good quality commercial building. The proposed building is of a scale that is entirely in-keeping with other adjoining buildings within the industrial estate. Proposed materials would also closely match the adjacent building.
- 9.4 It is concluded that the proposal complies with the elements of sustainable development particularly in the supply of new commercial building on PDL. The proposal therefore complies

with the NPPF and the relevant policies contained within the Development Plans.