



**COMBINED
PLANNING & DESIGN STATEMENT
IN RESPECT OF
RE-DEVELOPMENT**

OF

**UNITS 6 & 7
BROOKSIDE AVENUE,
RUSTINGTON,
WEST SUSSEX
BN16 3LF**

1 INTRODUCTION

- 1.1 This Planning & Design Statement has been prepared in support of a full planning application, for the redevelopment of the former Cemex Site, at Brookside Avenue, Rustington.
- 1.2 This Statement identifies and appraises the planning issues relevant to the determination of this application. In particular, the statement:
 - (i) Describes the site, its surroundings and planning background;
 - (ii) Reviews and appraises planning policies and guidance;
 - (iii) Describes the form and content of the planning application, and
 - (iv) Appraises the relevant planning issues arising
- 1.3 Finally, the Summary Conclusions present a brief review of the content of this Statement.

2 SITE AND SURROUNDING AREA

The Site

- 2.1 The site comprises a former concrete batching plant previously operated by Cemex UK and is defined on the Site Location Plan (RH-BRACS L-01). It extends to approximately 0.58 acres (0.24 hectares) and is located on the north side of Brookside Avenue and south of the railway line. It is broadly “L” in shape and generally level.
- 2.2 The site is currently predominantly hard surfaced and is currently used for the storage of haulage vehicles. It does not support any significant areas of landscaping or trees.
- 2.3 The site benefits from a single access point onto Brookside Avenue

The Surrounding Area

- 2.4 The site lies within an industrial/commercial area within the Rustington Trading/Industrial Estate.
- 2.5 Adjoining the site, to the west is Lund Bros & Co. a company specialising in sheet metal work and fabrication. To the south is K Lacey Engineers and to east is IEC Engineering. Further east, there are a number of residential properties that back onto Brookside Avenue but it is not considered the proposed development will impact on these properties.
- 2.6 The site has ready access to the strategic highway network.

Summary

- 2.7 In summary, it should be recognised that the location and status of the site presents a clear opportunity for redevelopment to provide new employment accommodation as part of the site's redevelopment for the following reasons:-
 - (i) It is existing employment land;
 - (ii) It lies within an area characterised by industrial and commercial uses;
 - (iii) The site is under-development, and consequently in need of regeneration;
 - (iv) The site has ready access to the strategic highway network, and
 - (v) Its redevelopment will deliver sustainable economic development, to the benefit of the Borough.

3 PLANNING HISTORY

- 3.1 A schedule of the site's planning history is attached at **Appendix 1**, as provided by Arun's Planning database.
- 3.2 Overall, records confirm that the site has been occupied for industrial purposes for several decades.
- 3.3 It shows that outline permission (R/165/10/) was granted for two new industrial units (B1 and B8 use) in September 2010. A subsequent application (R/7/11/) was granted in February 2011 to remove condition 5 of the outline consent that restricted working hours. Application for approval of reserved matters (R/115/12/) pursuant to R/165/10/ was granted in August 2012.
- 3.4 The level of floor space and the scale of the buildings reflects the level that was granted under the outline permission (R/165/10) which was 518sqm (Unit 6) and 400sqm (Unit 7), respectively. The eaves height for the building is approximately 6 meters which is the same height that was previously granted.
- 3.5 In summary, it is the view of the applicant that the proposed development conforms to the established planning uses. It also closely relates to the outline and reserved matters permissions that were granted in 2010 and 2012, respectively. Restricting the hours of operation of the proposed business units serves only to limit the ability of these to contribute to the local economy, as acknowledged by the grant of the S73 application to remove condition 5 of the outline consent. The level and scale of the building proposed reflects those previously approved.

4 PLANNING POLICY AND GUIDANCE

4.1 This section reviews and identifies relevant guidance and policy National Guidance.

National Guidance

4.2 The Government published the National Planning Policy Framework (NPPF) on 27th March 2012. This document sets out the Government's economic, environmental and social priorities for England and explains how planning can help to ensure a pattern of development that matches these priorities, whilst meeting local aspirations. The NPPF replaces all Planning Policy Guidance and Planning Policy documents, which previously formed the national tier of planning guidance.

4.3 The NPPF identifies core planning principles (para 17) to underpin both plan-making and decision-taking and these principles are that planning should, inter alia:

- (i) Be plan-led;
- (ii) Not simply be about scrutiny, but be a creative exercise to find ways to enhance and improve places in which people live their lives;
- (iii) Proactively drive and support sustainable economic development to deliver homes, business and industrial units and to respond positively to wider opportunities for growth.
- (iv) Seek to ensure the provision of high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and
- (v) Encourage the effective use of land by reusing land that has been previously development (brownfield land).

4.4 The NPPF introduces a powerful presumption in favour of sustainable development. In these terms, guidance confirms the following:-

- (i) That Government is committed to securing economic growth in order to create jobs and prosperity (para 18), and
- (ii) That Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth and 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.

Summary

4.5 From the foregoing commentary, the following can be supported:-

- (i) There is a presumption in favour of sustainable development;

- (ii) The re-use of under-used/vacant sites within an existing urban area is encouraged;
- (iii) The regeneration of existing employment sites is supported, in principle, and
- (iv) Overall, proposals that deliver economic benefits, including the creating of new jobs are supported.

5 THE PROPOSAL

- 5.1 The application seeks planning permission for the erection of two free-standing employment units, comprising 494.8sqm (Unit 6) and 439.96sqm (unit 7) GIA respectively, for Class B1 and/or Class B8 (with ancillary trade counter and office Class B1a)
- 5.2 The proposed units will be open-plan with the flexibility to be split into four potential units, comprising 235.3sqm (Unit 6a) 259.5sqm (Unit 6b) 205.81sqm (Unit 7a) and 234.15sqm (Unit 7b) GIA respectively.
- 5.3 The units will be constructed from composite cladding with windows and entrance door as shown on the elevation plans. The two units will have a consistent appearance, in terms of general scale and height, materials and fenestration. The eaves height of the buildings will be approximately 6 metres as indicated on the Elevation drawing (RU-BRACS P-03).
- 5.4 Access will be via a single point of access onto Brookside Avenue. Servicing and car parking will be as indicated on the site layout plan (RU-BRACS P-01).
- 5.5 The proposal allows for elements of landscaping, primarily to the front of the units. Details of the plant species are outlined on the landscape plan (RU-BRACS P-06) and will be planted prior to occupation of the premises.
- 5.6 The site is not within an area affected by flooding and as the site is currently covered with a concrete hard-standing, this proposal does not increase any of the existing impermeable areas.

Summary

- 5.7 The proposed use (Class B1 and/or Class B8 (with ancillary trade counter and office Class B1a) reflect the authorised, and previously established use of the site and surrounding area, which is predominantly commercial uses.
- 5.8 The layout plan submitted (RU-BRACS P-01) demonstrates that the two proposed units can readily be accommodated within the site's demise. Furthermore, the layout allows for the appropriate provisions of vehicle parking, cycle parking, and servicing of the units.
- 5.9 The scale of the buildings is appropriate relative to the uses proposed and the characteristics of the surrounding area.
- 5.10 The design of the proposed buildings, and the appearance of units 6 and 7, will reflect their function whilst ensuring they fit into the surrounding context. In terms of materials (cladding) has been chosen to provide a clean and modern approach which will be consistent across the site and relative to the context of the uses proposed and the surrounding area.

- 5.11 The majority of the elevations will be clad, in a metallic silver colour. Windows will be inserted into these elevations, to provide the opportunity for daylight for the possible ancillary office accommodation within. The Loading bays, with grey coloured and vision panels, will tie in with the other elevational treatments.
- 5.12 The quantum of landscaping provision is an enhancement from what exists on site presently. The level of provisions is appropriate relative to the uses proposed, and the site's layout, and will provide an enhanced environment along the frontages.
- 5.13 The boundary treatment provides for a single skinned dwarf wall at the front of the site. The proposed landscaping and treatments will complement the proposed buildings and will add visual interest to the site.

6 SUMMARY AND CONCLUSIONS

- 6.1 Overall, the proposals respond positively to the site's opportunities and constraints, and to the surrounding environment.
- 6.2 The scheme will provide an improved environment relative to the employment / industrial uses, which will benefit to the local area.
- 6.3 The development will be delivered in a manner that makes appropriate use of previously development land and which relates to uses that are wholly acceptable in this location. Furthermore, the site is accessible and the development fully accords with the principles of sustainability.
- 6.4 The proposal closely relates to the outline and reserved matters permissions that were granted in 2010 and 2012, respectively.
- 6.5 This scheme accords with relevant national and local planning policy and, further, should therefore be supported by the Council.