

The Rookery Estates Company

The Estate Office, Smiths Hall, Lower Road

West Farleigh, Kent, ME15 0PE



ECONOMIC DEVELOPMENT STATEMENT

Planning application ref: R/224/24/PL

Unit 2 Brookside Avenue, Rustington, BN16 3LF

Site address	<i>Unit 2 Brookside Avenue, Rustington, Littlehampton BN16 3LF</i>
Description of development	<i>Demolition of existing industrial building; erection of 4no. commercial units with associated access, parking and landscaping works</i>

Site Proposal & Information

The existing building comprises of a c.9500 sq.ft. industrial unit, constructed in 1950s, which has been vacant since September 2023. The unit has been on the market for over a year, with very little interest from potential businesses. The existing building is of very poor quality with an asbestos roof and low eaves height making it an undesirable unit for modern businesses.

The proposal is to erect a new building on the existing footprint which will be subdivided into 4 no. smaller units (c. 2200 sq.ft. each) with associated access, parking and landscaping. We understand from local property professionals, there is more demand from businesses for these smaller units.

These smaller units will attract new businesses, create employment opportunities and increase economic activity in the local area. It will improve the supply of 'starter units' for SME companies within the local economy.

Prepared by:



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The Rookery Estates Company

3/12/2024