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Planning Dept.
Arun District Council
Arun Civic Centre
Maltravers Rd.
Littlehampton
West Sussex BN17 5LF

8th January 2010

our ref: PRA

Dear Sir or Madam

**Planning application for the removal/amendment of Condition 6 from
planning approval A/17/08 granted 29th May 2008 restricting any use
other than within use class B1(c)
The Vinery, Poling, Arundel BN18 9PY**

This letter is a supporting statement for an application to remove or amend condition 6 from the planning approval granted in 2008 for two industrial buildings at the above site. The application was originally submitted for B1(c) use only, but now the buildings have been constructed, interest has been expressed in using them for storage and distribution purposes (Industrial B8).

In support of the application, it is noted that an approval was granted in November 2005 for the change of use of the Vinery site from a mushroom production facility to industrial B1 and B8 purposes (ref. A/14/05). Approval was granted for 6 of approximately 46 units to be used for B1 and the remainder for B8, with an overall floorspace of 6500 m². The two approved units in the 2008 application are in fact on either side unit 34 for which B8 and/or B1 uses is already permitted. The character of the whole site is predominantly storage and distribution, and it is considered that the use of these two additional buildings for this purpose as well should not be unacceptable.

The buildings themselves are each approximately 185 m² of floorspace and represent a small proportion of the available floorspace at the site. Under the provisions of the Town and Country Planning (Use Classes) Order 1987, buildings of less than 235 m² are automatically permitted to change from B1 to B8 and vice versa. It is not considered that there any reasons why this flexibility should not be enjoyed by the buildings the subject of this application.

Directors: Graham Beck, M.B.A., LL.B.(Hons), B.A.(Hons), Dip.T.P., M.R.T.P.I., M.C.I.M.
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VAT Registration No 704992341

Access and parking within the Vinery site are entirely suitable for either B1 or B8 use and provide no constraint to the use of the buildings for B8 purposes. Levels of vehicle movements for B8 and B1 uses are within the same expected range, and both uses will be compatible with the adjoining residential area.

It should be noted that the overall controls on use and operating hours will be unaffected if the condition is removed or modified to allow B1 and/or B8 uses on the two buildings.

Please contact me if you have any further queries.

Yours sincerely,

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