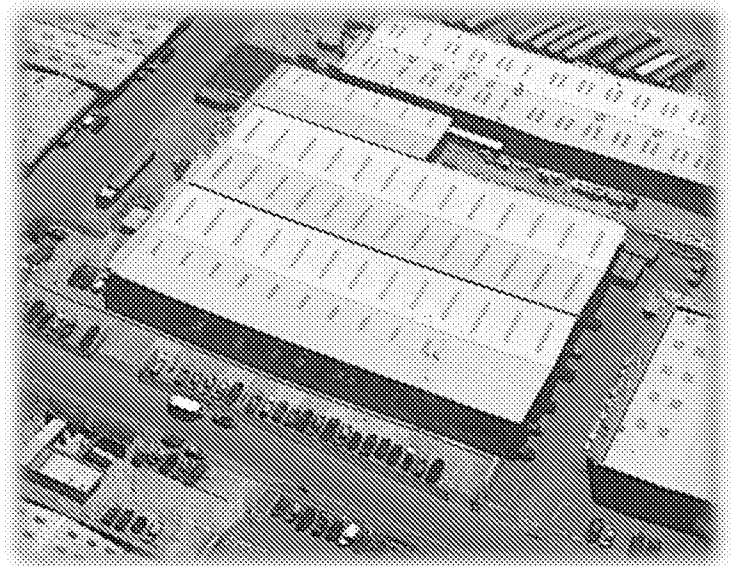


mosaic
town planning

Planning Statement

JCC Lighting Products Ltd.
Beeding Close, Bognor Regis

December 2018



Mosaic Town Planning

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1 INTRODUCTION

- 1.1 This Planning Statement accompanies a full planning application for the erection of an industrial building on land off Beeding Close submitted on behalf of JCC Lighting Products Ltd. The proposal is described in more detail in Section 2.
- 1.2 The Statement considers the site and its surroundings and previous planning history of relevance. It goes on to summarise the planning policies which are material to the proposal, together with other guidance and evidence which have been taken into account.
- 1.3 The analysis addresses all of the issues which we consider to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan and other material considerations.
- 1.4 This Statement should be considered alongside the following documents:
- **Site Location Plan (MHA ref: 1M038-MHA-FS-00-DR-A-01-001)**
 - **Proposed Site Plan, Plans and Elevations (MHA ref: 1M038-MHA-XX-XX-DR-A-00-001)**

2 THE PROPOSALS

2.1 The application description is as follows:

"Erection of an industrial building ancillary to existing operations at JCC Lighting Products Ltd."

- 2.2 JCC Lighting Products Ltd. is a lighting development company based in Bognor Regis. The company researches and manufactures lighting products which are distributed throughout the UK in both domestic, commercial and industrial sectors.
- 2.3 The proposed building will measure 15m length x 10m width internally, with a 5.2m eave / 6.9m ridge height. The gross internal floorspace of the building is 150sq.m and it will be located adjacent to the existing JCC Lighting Products building.
- 2.4 The site is located off Beeding Close, northeast of Southern Cross Trading Estate. The proposed building will be a detached, freestanding building and will not be connected directly to the existing building. It will be used for the manufacturing and storage of electrical lighting products.
- 2.5 The proposed building is supported by aluminium frames upright with a white PVC coated fabric roof. The walls consist of grey insulated steel sandwich panels. There will be a roller shutter door on the east elevation and two personnel doors, on the north and east elevations, allowing access for delivery vehicles and staff.
- 2.6 The provision of the industrial building will ensure that the company has sufficient manufacturing and storage space to accommodate the growth in customer demand.
- 2.7 Access will be as existing, immediately off Beeding Close. No car parking or vehicle manoeuvrability will be affected by the proposed development, and the building will not result in an increase in vehicular movements.

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3 SITE AND SURROUNDINGS

- 3.1 The 0.84ha application site is located off Beeding Close, to the northeast of Bognor Regis. The site consists of a large industrial warehouse building with 58 car parking spaces to the north.



- 3.2 The site is located in an existing employment area, and is predominantly surrounded by large one or two storey industrial buildings. The employment area is bound by a railway line to the east beyond which lies the Former LEC Airfield. Directly to the north of the employment area is open countryside. To the west lies the residential settlement of Bognor Regis stretching to the south towards Bognor Regis Town Centre.
- 3.3 The site is well connected by both public and private forms of transport. Beeding Close is near a major roundabout with links to Chichester and Littlehampton via the A259 and Westergate via the A29. It has good access to the wider motorway network via the M27 to the west and M23 to the northeast.
- 3.4 Bus services are available on the A29 (Shripney Road), approximately a 6-minute walk, and offer frequent services to Bognor Regis Town Centre, Nyetimber, Aldwick and Walberton.

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4 PLANNING HISTORY

4.1 The following previous planning applications are relevant to the determination of this application:

- **Amended access and elevations to the despatch bay, details as per approved application BE/17/03 (Ref. BE/10/04): Permitted 05/04/04**
- **Extension to existing factory / warehouse to provide new despatch area (Ref. BE/17/03): Permitted 25/04/03**

5 PLANNING POLICY, GUIDANCE AND EVIDENCE BASE

National Planning Policy

- 5.1 The National Planning Policy Framework (NPPF) was adopted in July 2018 and sets out the purpose of the planning system of achieving sustainable development via three overarching objectives; **economic, social and environmental**.
- 5.2 Paragraph 11 of the NPPF required Local Planning Authorities to apply a ***presumption in favour of sustainable development*** during decision-taking. This means that Local Planning Authorities should be:
- “...approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
- i. The application of the policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
 - ii. Any adverse impacts of doing so would significantly demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”***
- 5.3 In support of building a strong and competitive economy, paragraph 80 of the Framework states that ***“significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”***
- 5.4 Paragraph 82 of the NPPF also goes on to explain that planning policies and decisions should acknowledge ***“specific locational requirements of different sectors”***. This requirement includes making provision ***“for storage and distribution operations at a variety of scales and in suitably accessible locations”***.

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Local Planning Policy

Arun Local Plan 2011-2031 (2018)

- 5.5 The Arun Local Plan was adopted in July 2018 and covers the period up to 2031. The plan sets out the vision, objectives and strategy for delivering sustainable growth across the District during the plan period. The following policies are relevant to this application:

- **Policy SD SP1 – Sustainable Development**
- **Policy EMP DM1 – Employment Land: Development Management**

“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.

The Council will promote and support positive measures to upgrade existing employment areas through:

- a. Supporting appropriate proposals for development/re-development of employment floorspace, upgrading or modernisation of existing premises and/or proposals which make more efficient use of under-used employment sites and premises; and*
- b. Working with landowners and developers to achieve better management of employment areas, including measure which increase sustainability and reduce crime.”*

- **Policy D SP1 – Design**
- **Policy T SP1 – Transport and Development**
- **Policy QE DM1 - Noise Pollution**

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Housing and Economic Land Availability Assessment (HELAA)

- 5.6 The Housing and Economic Land Availability Assessment (HELAA) is a technical study published in November 2018. This nationally required document is undertaken by the Council to inform the preparation of the Local Plan. Although it does not allocate sites, all the sites within the District are assessed for its suitability towards the supply of housing and employment land.
- 5.7 The application site is located within the Southern Cross Trading Estate (HELAA Ref. BR2) and is identified as an “Existing Employment Site” in the HELAA, as below:



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6 ANALYSIS

Principle

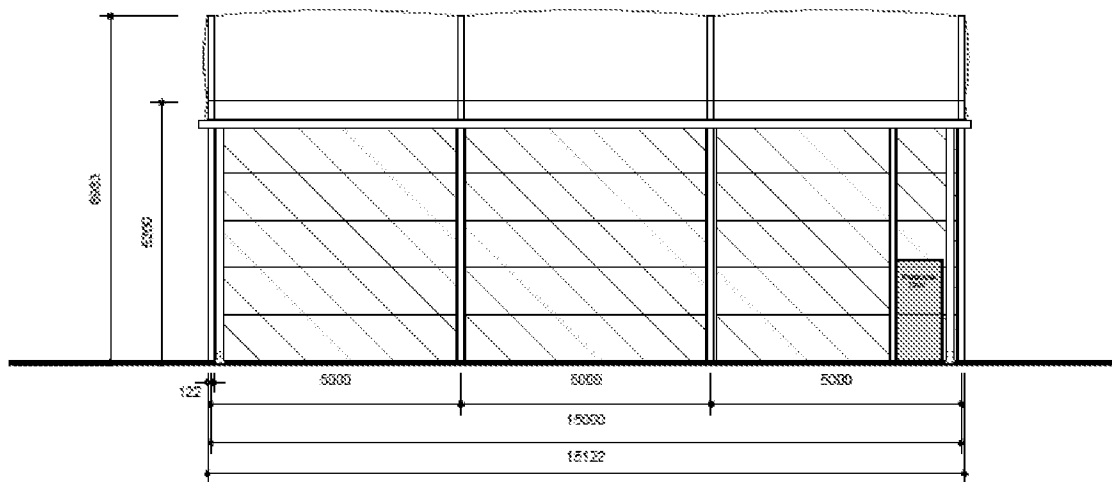
- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, the application must be considered alongside prevailing development plan policies. In this case, the development plan consists of the Arun Local Plan (2018).
- 6.2 The proposed development site is located within an existing employment site and is surrounded by developments in the B1, B2 and B8 use classes. As identified in the HELAA, the site is within an “Existing Employment Site”. Under Policy EMP DM1 of the Arun Local Plan (2018), proposals for the retention of industrial and employment uses in such locations are supported.
- 6.3 The NPPF emphasises the significant weight that should be placed on the need to support economic growth and productivity, taking into account the needs of local businesses (parag. 80). It also states that planning decisions “***should recognise and address the specific locational requirements of different sectors***” including “***for storage and distribution operations at a variety of scales and in suitably accessible locations***” (parag. 82).
- 6.4 The proposal is for a use which is compatible with the existing surrounding industrial uses. There are no sensitive uses in close proximity. The proposed use is entirely appropriate to its surroundings, allowing a local business to meet its operational requirements and the demands of its customers. It should therefore be approved by the Council.

Design and Layout

- 6.5 The siting of the building has been chosen as it is located next to the existing warehouse building, providing sufficient space for the manufacture and storage of electrical lighting products.
- 6.6 The gross external dimensions of the building are as follows:
- **15.1m length, 10.3m width, 5.2m (eaves) / 6.9m (ridge)**
- 6.7 The gross external floorspace of the building is 156.4sq.m.

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- 6.8 The building is manufactured from aluminium frame uprights and roof beams. The roof is manufactured from a single PVC coated white membrane. The walls will be manufactured using insulated steel sandwich panels in a light grey colour.
- 6.9 Given that the site is located within an existing industrial estate, the size, scale, design and layout of the development is appropriate and sympathetic to its surroundings. It therefore meets the requirements of Local Plan Policy SD SP1.

Access and Vehicular Movement

- 6.10 Access to the building will remain as existing, off Beeding Close. As the proposal is located on the south-eastern end of the site, no vehicular manoeuvring will be affected by the development.
- 6.11 The site provides 56 car parking spaces, 2 disabled spaces, 10 bicycle parking and 2 motorcycle parking spaces. Although the company employs 67 members of staff, some often work off-site and several staff lift share. A number of staff live locally and so walk or bike to work. There is therefore sufficient levels of car parking for the employed 67 members of staff.

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Drainage

- 6.12 The proposal will create new hardstanding. Existing drainage runs along edge of the site (refer to Figure 1) which will be cleared of any blockage and made good. The building will incorporate downpipes that will discharge water onto the new hardstanding, which will be directed towards the drainage channel via gutters.



Figure 1 Existing drainage along building

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Noise

- 6.13 The new work space in the proposed temporary building will be used for minor modifications to existing JCC finished products. This comprises adding controls, emergency back-up and dimmable drivers. All assembly work undertaken uses sourced components from third party suppliers and completed on standard height work benches. There will be soldering carried out in a controlled area with fume extraction.
- 6.14 No heavy machinery will be used, and no manufacturing of parts will be carried out. Noise generated will not only be kept to the minimum but will also not exceed existing levels.
- 6.15 In addition, the building would be taken down and removed after five years before it could be used by an alternative occupier.
- 6.16 Due to reasons detailed above, a noise assessment is not required.

Sustainability

- 6.17 The NPPF sets out the three overarching objectives to achieving a sustainable development: economic, social and environmental. It states that these must be pursued in mutually supportive ways.
- 6.18 In terms of achieving the **economic objective**, the proposal will ensure the ongoing operation and retention of a local employer. The proposed building will help to meet the growing business requirements by increasing the storage space of the main warehouse through the relocation of the current production area. This layout is to ensure better use of space in the warehouse and minimising operation disruptions.
- 6.19 With regard to the **social objective**, there are 67 members of staff employed at the site. By relocating the production area, the new building will ensure that the requirements of the business can be met. The proposal will therefore facilitate growth of the business, and the potential to facilitate employment opportunities in the future.

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- 6.20 The **environmental objective** is achieved by making efficient use of the available land at the site. Additionally, the site benefits from public transport services within a 6-minute walking distance.
- 6.21 For the above reasons, the application would equate to sustainable development and a presumption in favour should be applied in accordance with **Paragraph 11 of the NPPF**.

7 CONCLUSION

- 7.1 This statement has demonstrated that the proposals should be approved having regard to national and local planning policy, together with other material planning considerations.
- 7.2 National guidance encourages Local Planning Authorities to support economic growth and productivity by taking into account the needs of local businesses. The proposed building will address the urgent need for the relocation of the production area to increase storage space in the main warehouse at the JCC Lighting Products Ltd. site. This ensures that the company can meet growing demands from customers for the manufacture and storage of electrical lighting products.
- 7.3 The current Arun Local Plan Policy EMP DM1 supports the retention and efficient use of industrial and employment sites by granting permission for B1, B2 and B8 uses. Therefore, the principle of development is acceptable. In addition, the Southern Cross Trading Estate is identified as an “Existing Employment Site” in the HELAA.
- 7.4 The appearance of the proposed building and reflects the design of the adjacent industrial and commercial buildings on the Trading Estate. The proposed use, scale and location of the building within Southern Cross Trading Estate will not result in any negative impact on the local environment or nearby industrial uses.
- 7.5 We have demonstrated that the proposals meet the sustainable objectives as set out in Paragraphs 8 and 11 of the Framework. The development will support the operational needs of a local business, securing its growth and ensuring the efficient use of space in an accessible location. The proposal is an appropriate use and complies with relevant planning policy guidance. There is therefore a compelling case for the granting of permission without delay.

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