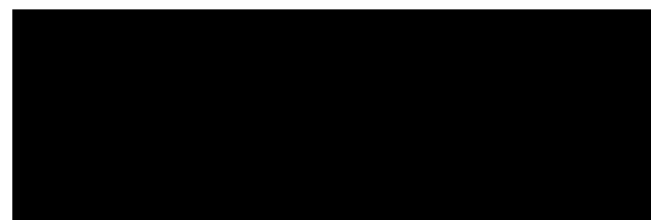




Mr V Levy
Chainridge Ltd
18 Jacobs Well Mews
London

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Your Ref:

Our Ref: PAA/96/13/

Please ask for: Mr S Davis



14 October 2013

Dear Mr Levy

Pre-Application Advice

Use of warehouse for building supplies.

Adjacent Warehouse Site to McDonalds Oldlands Way Bersted

I write regarding the above matter and your enquiry received on 12th September 2013.

Description Of Proposed Development

From the details submitted, I understand that you propose to change the use of this existing B8 storage/distribution use to a builders yard type use similar to the existing Travis Perkins site opposite.

I note that you believe that no planning permission is required on the basis that a trade builder's yard is within the B8 use class and I concur that a builder's yard selling to trade does fall within use class B8. However, if any sales are proposed to visiting members of the public then the use class would be A1 and a planning permission would be required.

Description Of Site

The application site comprises of a 2 storey warehouse type building currently vacant but understood to have previously been used by "F&G Transport (Bognor) Ltd Storage and Distribution". There is a parking area to the front of the building which comprises of 10 marked out car parking spaces and unmarked hard standing suitable for the parking of larger vehicles. There are 3 small trees and a small electrical substation on the Oldlands Way site frontage. The site is generally flat.

Description Of Locality

The area is part of a long established industrial estate comprising of several large warehouse type industrial units. There is a Travis Perkins builder's yard opposite the site and a MacDonalds a short distance to the north. There is on street parking available on Oldlands Way.

Planning Issues

I am writing the following sections on the basis that your client may want to sell to visiting

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members of the public in the future. Such a use would require planning permission and on that basis, the remainder of this letter would be relevant. If planning permission was required then the following issues would be relevant:

Principle;
Highways, Transport and Parking;
Sustainability; and
Crime.

Relevant Planning History

BE/165/12/A	The installation of various illuminated and non-illuminated site signage with associated canopy.	ApproveConditionally 01-02-2013
BE/166/12/NMA	Application for a non-material amendment to reconfigure the drive thru lane to provide a side by side order point with the installation of 2 No customer order displays with associated canopy	Approve 21-11-2012
BE/113/12/A	Various illuminated & non-illuminated signage	ApproveConditionally 05-10-2012
BE/133/12/DOC	Application for approval of details reserved by condition 9 following a grant of planning permission BE/17/12/	DOC Approved 05-10-2012
BE/101/12/DOC	Application for approval of details reserved by conditions 3 & 4 following a grant of planning permission BE/17/12/	DOC Approved 04-10-2012
BE/123/12/A	Various illuminated and non-illuminated signage	ApproveConditionally 04-10-2012
BE/124/12/A	Relocation of 1 No internally illuminated free standing totem sign (previously approved under BE/20/12/A)	ApproveConditionally 04-10-2012
BE/119/12/DOC	Application for approval of details reserved by condition no. 5 on application BE/17/12	DOC Approved 13-09-2012
BE/126/12/NMA	Application for a non-material amendment following a grant of planning permission BE/17/12 - reconfiguration of the drive-thru lane	Approve 05-09-2012
BE/106/12/DOC	Application for approval of details reserved by condition 9 imposed under BE/17/12/	DOC Approved 28-08-2012
BE/104/12/DOC	Application for approval of details reserved by condition 6 following a grant of planning permission BE/17/12/	DOC Approved 28-08-2012
BE/103/12/DOC	Application for approval of details reserved by condition 7 following a grant of planning application BE/17/12/	DOC Approved 28-08-2012
BE/102/12/DOC	Application for approval of details reserved by condition 10 following a grant of planning permission BE/17/12/	DOC Approved 02-08-2012
BE/20/12/A	1 no. internally illuminated freestanding totem sign	ApproveConditionally 05-07-2012
BE/18/12/A	Various illuminated & non-illuminated signage	ApproveConditionally

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BE/17/12/	Demolition of existing office unit & construction of a free-standing two storey restaurant with associated drive thru & car parking	05-07-2012 ApproveConditionally 05-07-2012
BE/19/12/A	8 no. internally illuminated fascia signs	ApproveConditionally 04-07-2012
BE/66/08/	Proposed new access ramp adjacent to the office entrance. Proposed new stand alone smoking shelter (located in the car park of unit 3)	ApproveConditionally 18-08-2008
BE/118/04/	Erection of security boundary fence.	ApproveConditionally 19-01-2005
BE/75/04/	Erection of a chain link fence 1.8m high along the boundary of the above property, along the length of the current wooden fence. The new fence will replace the wooden fence providing security to the buildings.	Refused 16-09-2004
BE/80/95	Freestanding storage platform	ApproveConditionally 24-01-1996
BE/59/93	Pedestrian link between warehouse 1 and warehouse 2	ApproveConditionally 08-10-1993
BE/148/85	Formation of mezzanine floor to create additional office space	ApproveConditionally 25-11-1985
BE/102/84	Construction of mezzanine floor within existing factory	ApproveConditionally 05-09-1984
BE/95/79	Proposed cycle and motor cycle store extension to warehouse and office	ApproveConditionally 14-11-1979
BE/51/79	New window to existing warehouse office on northern elevation	ApproveConditionally 25-07-1979
BE/65/78/A	Erection of one non- illuminated free standing sign board	Refused 29-11-1978
BE/33/78/ADV	One fascia sign and two signs in letters only on wall of west elevation all non-illuminated	Apprvd/Cond ADV 29-06-1978
BE/50/77/ADV	Walls bearing sign board 2 flags poles and fence to site boundary	Apprvd/Cond ADV 05-10-1977
BE/27/76/ADV	Erection of 2 flat board signs non-illuminated	Apprvd/Cond ADV 22-09-1976
BE/21/75	Revised design for industrial estate comprising 7 warehouses 1 factory	ApproveConditionally 25-06-1975
BE/11/74	Light industrial and warehouse	ApproveConditionally 23-05-1974
BE/64/69	Change of use from agricultural to industrial	ApproveConditionally 09-05-1973
BE/56/69	Change of use from agricultural to industrial	Withdrawn

	use	26-09-1969
BE/62/68	Use of land for industrial development	Withdrawn
		13-08-1969
BE/18/69	Change of use of land from agricultural to industrial purposes	ApproveConditionally
		02-05-1969

Comment On Site History

The site and the area in which it is located has an extensive planning history. Please note that I have not checked the previous consents and therefore whilst it would seem unlikely, it may be the case that there is a condition on a previous consent for the unit that restricts its future use.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN12	Parking in New Development
Planning policy guidance	NPPF	National Planning Policy Framework

Principle

The site lies in an urban area where the principle of development is considered acceptable. The National Planning Policy Framework (NPPF) states at paragraph 19 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."

With regard to alternative uses, paragraph 22 states that "..... Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities."

Should there be a future desire to sell to visiting members of the public then it is considered that there is scope to change the use of the unit to one that would allow for such a use subject to adequate justification being provided with regard to paragraph 22 of the NPPF.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to accessibility of the site to public transport or services, or location within a town centre. Some Guidance is provided within Appendix 2 Parking Standards of the Arun District Local Plan. The proposal is likely to be acceptable in transport and highway terms due to the existing parking available on the site and the space to create further car parking spaces.

Sustainability

Government Planning policy is to encourage appropriate development in a location that will enable a reduction in the need to travel, particularly by private car and that planning should contribute to reduce emissions and reduce climatic change.

Whilst the site is located on the very edge of the settlement of Bognor Regis, this is an ideal

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location for this type of use as access will primarily be by car or larger goods vehicle and this location benefits from its proximity to the A29. Notwithstanding, the site is well served by local bus routes and is within walking distance of shops and restaurants.

Crime

Planning policies encourage quality design, layout, landscaping and lighting of new development to help reduce the risk of crime. The proposal is likely to be acceptable due to its open frontage onto Oldlands Way such that it benefits from natural surveillance during daylight hours. The use of CCTV is also not inappropriate in this area.

Conclusion

Based on the above comments I conclude that were an application for planning permission for a builder's yard for sales to visiting members of the public to be submitted it would be likely to be approved provided that sufficient justification has been provided as to the loss of the B8 employment use.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request. There would be no fee for this follow-up meeting.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will also need to submit the following documentation/information:

Application Form;
Ownership Certificate;
Agricultural Certificate;
Correct Fee;
Location Plan (1:1250);
Site Plan (1:500);
Full Description of Proposal;
Elevations (Existing and Proposed);
Floor Plans (Existing and Proposed);
Roof Plans; and
Validation Checklist.

Additionally the following documents will need to be provided:

Loss of Employment Use Statement (Viability Statement); and
Parking Layout/Access Plan.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to

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planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration