

Recommendation Report for Planning Permission

**REF NO:** BE/86/21/PL

**LOCATION:** Rolls Royce Technology And Logistics Centre  
Newlands Road  
Bersted  
PO22 9FJ

**PROPOSAL:** Part change of use of existing logistics building for a training centre, and associated external alterations and landscaping. This application is within CIL Zone 4 (zero rated) as other development.

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| <b>SITE AND SURROUNDINGS</b> |
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|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | <p>The application seeks planning permission to replace an existing office and parking area, inside the north-west part of Unit 2, with a new training facility on the ground and mezzanine floors of the building. Some external alterations to the north and west elevations of the building are proposed as part of the works, as well as some minor hard and soft landscaping.</p> <p>The proposal is to facilitate relocation of the Rolls-Royce Motor Cars Dealership Training Centre from Goodwood to Bognor Regis. The centre provides training for technical, non-technical, roadside assistance and internal Rolls-Royce Motor Cars staff.</p> |
| SITE AREA                  | 0.15 hectares                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| TREES                      | There are no trees that would be affected by the proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| BOUNDARY TREATMENT         | The service yard between the two buildings is enclosed by steel palisade fencing. The rest of the boundary has, for the most part, been planted as part of a soft landscaping scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| SITE CHARACTERISTICS       | The site comprises two large modern distribution units, one to the north and one to the south, with a service yard situated between them. Staff and visitor car parking spaces are located to the north-west and south-west of each of the two buildings respectively with access from Newlands Road. The service yard has its own separate access with a security gatehouse.                                                                                                                                                                                                                                                                            |
| CHARACTER OF LOCALITY      | <p>The site is located on the northern edge of Bognor Regis.</p> <p>The Barnham to Bognor Regis railway line runs to the east of the site, with open countryside beyond. The Southern Cross Trading Estate, containing a range of business premises and a fast food restaurant, lies to the south. A retail foodstore has</p>                                                                                                                                                                                                                                                                                                                            |

recently been constructed on land to the west of the site. Additional parcels of land to the north and south-west of the site are currently undeveloped.

The roundabout junction between the A29 and the A259 Felpham Relief Road is approximately 200m to the west of the site. The route of the A259 forms an arc to the north of the site. Part of the A259 is elevated, to carry the road across the railway, making the site highly visible when viewed from the north.

## RELEVANT SITE HISTORY

|              |                                                                                                                                                                                                                                                                                                          |                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| BE/73/14/PL  | Erection of 2 No. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area. This application is a departure from the development plan. This application also lies within the parish of Aldingbourne | ApproveConditionally<br>28-08-14 |
| BE/64/15/PL  | Variation of Condition 2 imposed under planning reference BE/73/14/PL relating to approved plans.                                                                                                                                                                                                        | ApproveConditionally<br>29-07-15 |
| BE/185/16/PL | Application for variation of condition no2. imposed on planning ref BE/64/15/PL relating to various minor amendments to plans                                                                                                                                                                            | ApproveConditionally<br>27-02-17 |

The planning permission (BE/73/14/PL) granted on 28th August 2014 was subject to 25 conditions. None of the conditions contain a restriction on the use/s to which the site may be put.

The site is understood to have been developed in accordance with the planning permission (BE/73/14/PL, as varied by BE/64/15/PL and BE/185/16/PL) and the current lawful uses are understood to be those contained in the description of that development; i.e. B1(c) light industrial, B2 general industrial and B8 storage or distribution.

## REPRESENTATIONS

Bersted Parish Council - No Objection

Bognor Regis Regeneration Board supports this proposal, which is likely to deliver:

- "Opportunities to upskill existing and train new staff, improving the local skills shortage.
- Future employment, training and contract opportunities in the local area.
- Increased domestic and international visitor numbers to the Bognor Regis area."

On the information submitted in support of the application, the Board commented:

- Further information would be welcome on the type of roles required to service the training centre.
- The proposed soft landscaping should use species appropriate to the local area.

- The Board would expect R-RMC to outline how and when the facility will achieve net zero carbon.
- The use of electric vehicles for visitor transport should be a priority.
- The use of local suppliers and tradespeople should be encouraged.
- Preferred routes to the site should be agreed to minimise the impact on residents and the local road network.

#### COMMENTS ON REPRESENTATIONS RECEIVED:

The representations are noted and considered as appropriate in the Conclusions section of this report.

### CONSULTATIONS

#### CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS AUTHORITY- No Objection

Having considered the information within the supporting Transport Statement, the Local Highway Authority is satisfied that the proposed change of use would not have an unacceptable impact on the adjoining highway in line with the National Planning Policy Framework.

ADC DRAINAGE ENGINEER - No comments

As the application is mainly a change of use and does not include proposals for increased buildings areas, Engineering Services have no comments regarding surface water drainage.

ADC ECONOMIC DEVELOPMENT - Support

Are aware of the acute skills shortage in the district and the need to upskill existing staff and train new. Fits with the Council's aim of increasing the skilled jobs available locally.

ADC ENVIRONMENTAL HEALTH - No comments received

#### COMMENTS ON CONSULTATION RESPONSES:

The consultation responses are noted and considered as appropriate in the Conclusions section of this report.

### POLICY CONTEXT

Designation applicable to site:

Strategic Employment Site 3 Oldlands Farm

#### DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

|          |                                               |
|----------|-----------------------------------------------|
| DDM1     | D DM1 Aspects of form and design quality      |
| DSP1     | D SP1 Design                                  |
| EMPDM2   | EMP DM2 Enterprise Bognor Regis               |
| EMPSP1   | EMP SP1 Strategic Economic Growth             |
| EMPSP3   | EMP SP3 Strategic Employment Land Allocations |
| SDSP2    | SD SP2 Built-up Area Boundary                 |
| SKILLSSP | SKILLS SP1 Employment and Skills              |

|      |                                          |
|------|------------------------------------------|
| TSP1 | T SP1 Transport and Development          |
| WDM1 | W DM1 Water supply and quality           |
| WDM2 | W DM2 Flood Risk                         |
| WDM3 | W DM3 Sustainable Urban Drainage Systems |

|                                                            |                           |
|------------------------------------------------------------|---------------------------|
| <a href="#">Bersted Neighbourhood Plan 2014 Policy EE1</a> | Business expansion        |
| Bersted Neighbourhood Plan 2014 Policy ES1                 | Design of new development |
| Bersted Neighbourhood Plan 2014 Policy ES2                 | Surface water management  |

#### PLANNING POLICY GUIDANCE:

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

#### SUPPLEMENTARY POLICY GUIDANCE:

|       |                                               |
|-------|-----------------------------------------------|
| SPD13 | Arun District Design Guide (SPD) January 2021 |
| SPD11 | Arun Parking Standards 2020                   |

#### POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Bersted Neighbourhood Plan was made in November 2014. Relevant Bersted Neighbourhood Plan policies have been taken into account and are addressed in the Conclusions section of this report.

#### DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the site forms part of a Strategic Employment Site, will meet the needs of business and have no adverse effects on the amenities of the locality.

#### OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

#### CONCLUSIONS

The main issues to be considered in the determination of this application are:

The principle of the development;  
Its design and appearance; and  
Its impact on highways, transport and parking.

## PRINCIPLE

Policy SD SP2 of the Local Plan states that development should be focused within the Built Up Area Boundaries. The site lies within the Built-up Area Boundary and forms part of a designated Strategic Employment Site, as shown on the Policies Map of the Local Plan.

Policy EMP SP1 of the Local Plan seeks, among other matters, to protect and enhance existing and allocated employment sites and premises to meet the needs of business. It supports development that will assist in improving academic and vocational skills and training opportunities for local residents. It also supports the integration of other uses where it facilitates the delivery of economic objectives and fosters growth and innovation.

The provision of appropriately scaled development where such uses complement, and are compatible with, employment uses is also supported.

Policy EMP SP3 of the Local Plan identifies 7 sites as Strategic Employment Land Allocations. Site 3 is Oldland's Farm, which includes the application site. Sites 1 to 4 are branded 'Enterprise Bognor Regis' and are the specific subject of Policy EMP DM2.

Policy EMP DM2 supports a phased mix of B1, B2 and B8 uses in the areas constituting Enterprise Bognor Regis. However, the Council recognises that the provision of non B-class employment development may be appropriate in some circumstances. Therefore, the policy permits non B-class uses subject to four conditions. These are:

- Compatibility with the predominant use of the site for B-class employment uses;
- The scale and nature would not undermine policies to encourage regeneration of Bognor Regis town centre or impact significantly on Chichester city centre;
- The scale and nature would not generate levels of traffic, cause environmental impacts or involve noise sensitive uses that adversely affect the operations of B-class employment uses on the site; and
- Do not include Class C3 residential use.

Policy SKILLS SP1 of the Local Plan encourages development proposals that will help to raise skills levels and increase employability and tackle skills shortages in existing and potential business sector clusters that are, or have the potential to be, strengths in the local economy.

Policy EE1 of the Neighbourhood Plan states that proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.

Integration of the proposed training centre within the existing premises, to meet the business needs of Rolls-Royce Motor Cars and provide training opportunities for its existing staff as well as its dealers, would accord with Local Plan Policies EMP SP1 and SKILLS SP1.

Until 1st September 2020, "non-residential education and training centres" were specifically included in Use Class D1 Non-residential institutions in the Schedule to the Town and Country Planning (Use Classes) Order. Class D1 has been replaced by the new Classes E(e-f) and F1. Class F1 Learning and non-residential institutions is defined in seven parts. Class F1(a) is the "Provision of education". While it does not specifically use the expression "training centres", it is considered that Class F1(a) would reasonably include a non-residential training centre.

The proposed training centre would be compatible with the predominant use of the site for employment purposes and its scale and nature would have little impact upon the centres of Bognor Regis and Chichester. The transport arrangements set out in the accompanying Transport Statement and the environmental impacts would not adversely affect the existing operations on site. The proposed training centre does not include any residential uses. Therefore, the proposal would accord with Local Plan Policy EMP DM2.

The proposal might be considered to represent an upgrade of existing facilities and, as it would have no impact on the amenities of surrounding properties, it would accord with Neighbourhood Plan Policy EE1.

Given the above, the principle of the development is considered to be acceptable.

## DESIGN

Policy D SP1 of the Arun Local Plan 2011-2031 states that "all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details".

Policy D DM1 of the Local Plan identifies aspects of form and design quality that the Council will consider when assessing a development proposal.

Policy ES1 of the Bersted Neighbourhood Plan 2014-2029 deals with the design of new development and expects proposals to respond to the specific character of the site and its local surroundings.

The proposed training centre would require no major changes to the existing building. Some minor alterations would be required, including:

- the relocation of some existing louvres on the ground and first floor;
- the provision of two new windows on the ground floor and two new windows on the first floor;
- the provision of a new glazed door on the ground floor; and
- the replacement of some cladding in a slightly darker shade of grey than the existing panels.

It is considered that the size and the design of these features will not significantly alter the external appearance of the existing building.

Therefore, the proposed training centre is considered to comply with Local Plan Policies D SP1 and D DM1 and Neighbourhood Plan Policy ES1.

## HIGHWAYS, TRANSPORT AND PARKING

Policy T SP1 of the Arun Local Plan 2011-2031 requires development to provide safe access on to the highway network, to create safe and secure layouts for traffic, cyclists and pedestrians and to incorporate appropriate levels of parking in line with published guidance on parking provision and the Arun Design Guide.

Guidance on parking provision is set out in the Parking Standards Supplementary Planning Document (SPD) - January 2020. The SPD includes minimum requirements for the provision of parking spaces with electric vehicle charging points.

The submitted Parking Plan shows 124 existing spaces adjacent to Unit 2. Six spaces are proposed to be allocated to the training centre. Three spaces will be lost to provide a path and some planting to enhance the entrance to the training centre.

The accompanying Transport Statement explains that training centre visitors will be accommodated in

local hotels or similar facilities and collected by private bus to be brought to the site. Therefore, visitors will not require parking provision on-site and will have a negligible impact on the local highway network. It is proposed that up to four training staff will be on site at any time, as well as one administrative member of staff. The additional space allocated to the training centre will be available to allow reasonable adjustment for those unable to travel to the site by bus, who require the use of their own vehicle. The Transport Statement adds that electric vehicle charging points and sheltered cycle parking are installed at the site and available for use by the training centre staff, as required.

For Class B8 Storage and distribution, the parking standards SPD provides a guide of 1 space per 100sqm, which would require the provision of 118 spaces. 115 spaces would be available. For the training centre, the SPD requires a site specific assessment based on a travel plan and needs, which has led to the proposed allocation of 6 spaces. The car parking provision is considered to be closely in line with the adopted standards and will not result in a significant shortfall of spaces.

Rolls-Royce Motor Cars already operates a comprehensive Travel Plan across its sites, which is capable of being updated when the proposed change of use is implemented.

It is considered that the proposed training centre would accord with Local Plan Policy T SP1.

## **OTHER MATTERS**

### **1. Drainage**

Policy W DM1 of the Arun Local Plan 2011-2031 requires proposals to demonstrate that adequate drainage capacity exists or can be provided as part of the development. Policy W DM2 deals with flood risk and Policy W DM3 requires all development proposals to identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of the development, at an early stage of the design process.

Policy ES2 of the Bersted Neighbourhood Plan 2014-2029 requires surface water management measures for development proposals to ensure that the risk of flooding is not significantly increased, and it supports the use of SUDS where appropriate.

At the pre-application stage, advice was sought for further proposals involving development within the service yard that lies between the two buildings. At that stage, the Council's Drainage Engineer advised that they would have no requirements for surface water drainage where an application was made for a change of use of an existing building. This has been confirmed in their response to consultation on this application.

### **2. Landscaping**

The proposed soft landscaping, mentioned in the representations by Bognor Regis Regeneration Board, relates to the three parking spaces proposed to be removed to enhance the entrance to the training centre. The area of land involved is considered to be too small to justify the imposition of a condition on the grant of planning permission requiring the submission and approval of a landscaping scheme.

## **CONCLUSION**

In light of the findings on each of the main issues identified above it is recommended that the application be approved subject to a condition restricting the use of the proposed training centre to the occupier of the remainder of the site and for no other purpose within Use Class F1. A condition of this nature is considered to be necessary because an independent training centre or another use within Class F1 is

unlikely to be compatible with the existing use of the rest of the site.

## HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

## DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

## RECOMMENDATION

### APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan - 00201 rev P04

Block Plan - 00240 rev P02

Parking Plan - 00250 rev P02

GA Floor Plans - 00300 rev P07

Roof Plan - 00310 rev P03

Proposed GA Elevations - 00600 rev P08

Proposed GA Sections - 00700 rev P05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan 2011-2031.

- 3 The training centre hereby permitted shall be used for the provision of education only in association with the business occupying the remainder of the building and for no other

purpose within Class F.1 in the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason: An independent training centre or another use within Class F.1 would be incompatible with the lawful existing use of the remainder of the building and its curtilage.