

PLANNING APPLICATION SUMMARY

**New workshop building and redevelopment of existing building and site with new portal frame structure above existing building footprint
to
Orkney Boats Site, Ford Lane Business Park, Ford Lane. Yapton**

1 THE PROPOSAL

The application is for the creation of a new stand-alone building and revising the existing building structure with a new portal frame allowing for increased roof space throughout, within an existing operational business premises located within Ford Lane Business Park, Ford Lane, Yapton. The site is used for the manufacture and sales distribution of Orkney power boats. The proposal allows for more suitable facilities in order to maintain the continued operation on the site. The proposal allows for an increased internal ceiling height throughout, improving the sales office and manufacturing facilities. The proposal requires phasing to allow for the continued operation of the business. The phasing is proposed to be three phased which is clearly indicated within the application drawings allowing for continued operation on the site.

2 PRE-APPLICATION

Pre-application advice was submitted 24th July 2018. No advice was provided, only that on 15th August 2018 a response was received from Zac Denton of ADC advising that the pre-application service has been suspended due to on-going staffing issues.

- The proposal is considered to be in accordance with policy GEN7 of the Arun District Local Plan
- The proposal is not considered to adversely impact upon the countryside

3 APPLICATION DRAWINGS & DOCUMENTS

The following drawings are included as part of the application

3186_EX_01	-	Existing site and location plan
3186_EX_02	-	Existing elevations
3186_P_20	-	Proposed site layout/block plan
3186_P_21	-	Proposed plans – phase 1
3186_P_22	-	Proposed elevations – phase 1
3186_P_23	-	Proposed plans – phase 2
3186_P_24	-	Proposed elevations – phase 2
3186_P_25	-	Proposed plans – phase 3
3186_P_26	-	Proposed elevations – phase 3

The following documents are included as part of the application

3186_Design and Access statement
3186_Local Validation checklist
3186_Biodiversity checklist

This planning application summary and completed full planning application form