

REPORT UPDATE

Application No: F/33/26/PL

Reason for the Update / Changes

Reason for Update/Changes: Publication of new NPPF.

Officers Comment: The changes to the NPPF do not affect the recommendation for this application. National Decision Making Policy (NDMP) L2 gives substantial weight to the benefits of proposals which would make better use of vacant or underutilised land and buildings, and NDMP policy E2 states that substantial weight should be given to the economic benefits of proposals which allow business to invest, expand and adapt. These policies give further weight to the benefits of the proposals.

Paragraph 116 of the NPPF (2024) has been replaced by NDMP TR6(4), which states development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety. This change does not alter the assessment of the highways impacts of this proposal.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: F/33/26/PL

LOCATION: Hangar 1
Ford Circular Technology Park
Ford Road
Ford
BN18 0XL

PROPOSAL: Replacement of existing cladding, installation of new roller shutter doors, roof alterations including increase in eaves height and alterations to fenestration. This application is in CIL Zone 2 (Zero Rated) as other development.

SITE AND SURROUNDINGS	
DESCRIPTION OF APPLICATION	Alterations to an industrial unit, including raising the eaves height, replacing cladding and installing new doors.
SITE CHARACTERISTICS	Industrial unit finished with metal cladding.
CHARACTER OF LOCALITY	Unit forms part of a group of three industrial units in an area of hardstanding. Further industrial uses to the south, and the areas to the west and north are proposed as playing fields and public open space for the Ford strategic allocation.
RELEVANT SITE HISTORY	

F/9/23/PL	Removal of existing wall and roof cladding to main Hangar, removal of 'Eaves Light' windows to the North and south elevations, removal of main roof, rooflights, removal of low level roof cladding to the south elevation ground floor roof. Installation of new roof cladding material and polycarbonate rooflights, installation of new roller shutter openings to the east and west elevations additional double doors to the North elevation and replacement cladding to the Hangar walls to all elevations and to low level roof to the south elevation. This application is in CIL Zone 2 (zero rated) as other development.	ApproveConditionally 16-08-23
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This application seeks to amend F/9/23/PL to include an increase in eaves height in addition to the external alterations proposed under this application.

REPRESENTATIONS

Ford Parish Council - Objection

- The building is far taller than the existing building, and would impact existing structures.

Yapton Parish Council - Objection

- Opposition to a proposal of this size/scale in a vulnerable landscape setting with multiple heritage assets.
- Intensification of use of the site inappropriate given location next to strategic housing allocation.
- No existing and proposed elevations submitted.
- Increase in eaves height will significantly alter the character and appearance of the unit.
- Height will be dominant and higher than other buildings in the area.
- Impact on listed building and setting of South Downs National Park.
- Increase in HGV movements and size of vehicles unsuitable for roads.

One representation was received from a WSCC councillor, Cllr Littleboy, expressing support for the comments of the Parish Council and stating that the height of the incinerator would not be appropriate for this location.

No representations were received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. The refurbishment may result in an increase in usage of the site. There is no indication that the industrial unit is to be used as an incinerator. This has been confirmed by the agent and would require additional planning consent for a change of use.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC MINERALS AND WASTE - No objection

- Use of the site has the potential to impact neighbouring existing and allocated waste sites.
- The development could facilitate re-establishment/intensification of B2 uses on the site.
- Potential to prejudice the full delivery and operation of permitted waste management facilities and/or the future development of a strategic allocation site identified in the Waste Local Plan (WLP) (Site north of Wastewater Treatment Works, Ford), and conflict with WLP Policies W2 and W10.
- The proposal largely seeks permission for changes to the external appearance of Hangar 1 and WSCC do not consider an objection on waste safeguarding grounds would be warranted.
- Extant legal agreements (part of WSCC/096/13/F and WSCC/027/18/F Waste Consents) require vehicular access to the Circular Technology Park (CTP) only via the access to the southeast corner of the site, and prescribe the hours, routing and maximum number of HGVs entering/exiting the CTP as a whole (i.e. inclusive of Hangar 1, the subject of this application). Appropriate mechanisms need to be in place to ensure total HGV numbers are recorded, and specified HGV routing adhered to.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. This permission is for physical changes only. An informative will be added to highlight the legal agreement. This permission does not permit any increase in the vehicular traffic entering or leaving the site, which remains controlled by legal agreements associated with waste consents WSCC/096/13/F and WSCC/027/18/F.

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary
Area of Special Control (Adverts)
Allocated Waste Site
CIL Zone 2

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WMDM1	WM DM1 Waste Management
EMPDM1	EMP DM1 Employment Land: Development Management

[West Sussex Waste Local Plan 2014:](#)

West Sussex Waste Policy W10 Strategic Waste Allocations
West Sussex Waste W2 Safeguarding Waste Management Sites

[Ford Neighbourhood Plan 2024-2041 Policy EE1](#)

Support for business

Ford Neighbourhood Plan 2024-2041 Policy EE2

Retention of employment land

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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.

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 proposals upgrade an existing employment site and do not harm the character or visual amenity of the area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The site is an industrial unit, with a previous permission for refurbishment and external alterations (F/9/23/PL). The application seeks permission for external alterations, including raising the eaves, replacing cladding and installation of new roller shutter doors. The application form states that the unit is currently disused, but was last used in B2/B8 use as light industrial an/storage. Whilst it is acknowledged that if the site is in B8 use, the internal volume of the unit will be increased by the permission, these alterations do not result in any additional floor space. This permission does not grant permission for any change of use of the building. ALP policy EMP DM1 supports proposals which upgrade or seek to make more efficient use of underused employment sites. The application relates to external alterations to an existing building, and is acceptable in principle, subject to compliance with relevant development plan policies.

CHARACTER AND VISUAL AMENITY

The site is a single storey building finished with corrugated metal sheeting. The building is in a group of industrial buildings situated at the end of a long access road. The buildings are currently sited away from residential properties. The site is adjacent to the Ford strategic housing allocation. Plans for this development propose public open space in the form of a pond with a footpath/bridleway around the perimeter in the area immediately to the north of the site and playing fields to the west of the site.

The existing eaves height is approx. 8m, which would be raised to a height of 12.2m. This would alter the appearance of the building, and would increase its bulk, although the overall height remains the same. The increase in eaves height reflects works to Hangar 2 to the east, approved under F/1/26/PL. The proposal do not result in an increase in height, and the building would not appear at odds with the surrounding landscape or buildings. Although representations have raised concerns about the impact of the building on the wider landscape, the change in eaves height would not make the building more visible in distant views to any significant degree.

The replacement cladding would be pre-finished, plastisol coated profiled steel roof sheeting in grey, which would be very similar to the existing and would have a minimal impact on the appearance of the building.

Alterations to the roof include alterations to rooflights, which would be replaced with high level eaves lights at the top of the walls on the north and south elevations. Four large roller shutter doors with an approx. height of 7.5m are proposed on west and east elevations. The alterations to fenestration would result in an appearance which is typical of an industrial unit and would not detrimentally impact the appearance of the site or the wider area.

The proposals will not result in harm to the character or visual amenity of the building or the wider site, and are in accordance with ALP policies D DM1 and D DM4.

NEIGHBOURING AMENITY

The site is in an existing industrial area with other industrial units to the east. Land to the north and west is currently agricultural land but is proposed as public open space and playing fields. The bulk of the unit will be increased following the works. The main unit is 36m from the western boundary of the site and 18m from the northern boundary. The unit will not create an oppressive environment for users of the playing fields or public open space, and will not demonstrably affect the amenity of these areas through overbearing or overshadowing effects, in accordance with ALP policies D DM1 and D DM4.

ALLOCATED WASTE SITE

The unit is in an allocated waste site known as a Circular Technology Park (CTP), and West Sussex County Council have been consulted as the Minerals and Waste Planning Authority. Their response indicates concerns that the use for industrial purposes may impact the existing waste facility in this location, as a result of legal agreements which prescribes the hours, routing and maximum number of HGVs entering/exiting the CTP as a whole, inclusive of Hangar 1. Their response notes that as this proposal relates only to external alterations, an objection would not be justified. The applicant is advised to consider their response and its recommendations before the development commences. Approval of this application does not override existing restrictions imposed under Waste Consents WSCC/096/13/F and WSCC/027/18/F, and the applicant would need to consult with the operators of nearby waste management sites to ensure compliance.

The proposal does not harm the operation of existing or allocated waste sites, and complies with WLP policies W2 and W10 and ALP policy WM DM1.

HERITAGE

Representations have raised concerns about the impact on heritage assets in the area. Nearby listed buildings are some distance from the site, with the nearest being 345m to the north. As the height will not be increased, the proposals would not significantly increase the prominence of the building in wider views of the area, and the proposals would have no impact on the significance of nearby designated heritage assets.

SUMMARY

The proposal is in accordance with the relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

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 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 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 application based on the considerations set out in this report.

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.

CIL DETAILS

This application is not CIL liable.

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 approved shall be carried out in accordance with the following approved plans:

- Location Plan 20342-02-EX-003 REV01
- Proposed Floor Plans 20342-02-PR-000 REV01
- Proposed Elevations DG/EN/FOR/WDL/2234
- Roof Plan DG/EN/FOR/WDL/2233

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

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than then 5 metres in length of onsite linear habitat.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Legal agreements are in place which restrict and control HGV access to the site. The applicant is advised to familiarise themselves with extant controls over HGV movements (agreed as part of with Waste Consents WSCC/096/13/F and WSCC/027/18/F) to ensure compliance and to directly consult the operators of nearby waste management sites. Further detail of this can be found in the West Sussex County Council Minerals and Waste Planning consultation response to this application.
- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.