

Recommendation Report for Planning Permission

REF NO: F/4/19/PL

LOCATION: Environment Agency Ford Depot
Station Road
Ford
BN180BT

PROPOSAL: Erection of a mild steel vehicle store on a concrete foundation & concrete slab.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is to create two additional concrete slabs and to construct a green coloured storage building 15 metres in length, 5 metres in width and 3.95 metres in height on the second of the concrete slabs. The storage building would be open on the southern side allowing for access to aggregates stored within.

The first concrete slab would be 10 metres by 3.5 metres and would be located in front of and serving an existing welfare unit building.

The new building would be located next to the existing welfare unit building and would be set in line with that building along the back of the site next to the railway line siding area which rises above the height of the existing and proposed structures as it approaches the railway bridge across the river Arun.

SITE AREA

110 square metres.

TOPOGRAPHY

The site slopes gently from west to east toward the river Arun and its embankment at the eastern border.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The site is bordered with a 2 metre pallisade fence with sporadic hedging and trees outside to a height of up to 4 metres. The northern boundary is abutted by boundary trees and mounding 6-8m high created by the railway siding.

SITE CHARACTERISTICS

The site is an existing Environment Agency Depot site adjacent to the River Arun on the opposite side of the road to Ford Railway Station abutting the southern side of the railway line.

CHARACTER OF LOCALITY

Existing railway and Environment Agency infrastructure sites adjacent to Ford Railway Station in the open countryside.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Ford Parish Council
No objection from Parish Council.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers Comments Regarding Surface Water Drainage:
Because of the scale and location of development I have no conditions to request. Surface water drainage should be designed and constructed in accordance with building regulations.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Adjacent to railway
Class C road
Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
INFSP1	INF SP1 Infrastructure provision and implementation

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 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 Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

There are no relevant policies relevant to this application within the Ford Neighbourhood Plan.

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 development proposed is of a small scale replacing an existing commercial building on an existing commercial site which would not be contrary to policy C SP1 countryside of the Arun Local Plan and would accord with policy INF SP1 - Infrastructure Provision which states that the Council will seek to support development proposals by service providers the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan (period).

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

PRINCIPLE

The application site is located within the Parish of Ford however no policies in the Neighbourhood Plan address infrastructure development and as such the development plan in the determination of this application will consist of the Arun Local Plan (ALP) 2011 - 2031.

Arun Local Plan (2011-2031):

The key policy considerations in the determination of this application are considered to be C SP1 of the Arun Local Plan (ALP) 2011 - 2031.

The proposed development is for the operational needs of the Environment Agency and therefore falls to be considered against policy INF SP1. This policy states that : The Local Planning Authority will support proposals by service providers for the delivery of utility infrastructure and the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan, or to secure long term supply, subject to other relevant policies.

The proposed development of an Environment Agency storage building serves existing development and is therefore considered to accord with policy INF SP1 and policy C SP1 as a result and is acceptable in principle subject to other policies.

DESIGN

Arun Local Plan policy D DM1 lists a series of 15 criteria that development must comply with - these include character where the policy states:

'1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.'

Arun Local Plan Policy D SP1 - Design states:

'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....' The policy requires that development proposals should reflect the characteristics of the local area by amongst other things in terms of its character and design.

It is also necessary to consider the guidance within the National Planning Policy Framework (NPPF).

Section 12 paragraph 127 states that 'Planning policies and decisions should ensure that developments:

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'.

Paragraph 130 goes on to say that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions,...'

The proposed concrete slab and storage building would be painted green to match the other Environment Agency structures on the site. It is considered that the proposal will tidy up the site providing an internal storage area. It would be located against a backdrop of the landscaped mounded railway line and therefore would have limited impact on the wider landscape.

The proposal is therefore considered to be of an acceptable design in accordance with policy D DM1 of the Arun Local Plan and the NPPF.

No other significant issues are considered to be relevant to the consideration of this application.

In summary the proposed development is recommended for approval subject to the following conditions:

HUMAN RIGHTS ACT

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

Location Plan dated 2019 received on 24/01/2019

Site Location & General Layout dwg.no. Ford Depot 001 Rev A dated 22.03.2017

Elevations drawing (Capital Steel Limited received on 24/01/2019)

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.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.