

PLANNING, DESIGN & ACCESS STATEMENT

November 2014

Change of Use from Warehouse (B8) to Industrial (B2)

Unit 31/32 Lineside Industrial Estate, Eldon Way, Littlehampton, BN17 7HE



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Site Description	3	This statement should be read in conjunction with the Location Plan and associated drawings.
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Planning Policy	4-5	This statement provides information on the background to the site, relationship to surrounding buildings, planning policy at a national, and local level and an assessment and justification of the proposal. The statement has been prepared in full accordance with Government guidance, including DCLG Guidance on information requirements and validation for planning applications.
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Site and Surroundings

The units are situated at the western entrance to the established Lineside Industrial Estate with access off Eldon Way. The Lineside Industrial Estate is situated approximately one mile to north of Littlehampton Town Centre with the A27 South Coast Trunk Road is approximately four miles to the north. The Estate is directly accessed off the A259 Littlehampton By-Pass and is within walking distance of both Littlehampton Railway Station and the adjacent Retail Park where the occupiers include Tesco, Currys and Wickes.

The warehouse units form part of a terrace of six industrial and warehouse units. The Units are of concrete frame construction with brick and block work elevations and are accessed via an electrically operated roller shutting loading door. It has an eaves height of 5.5 m to the underside of the roof.

The units are arranged to provide warehouse areas together with an integral office section with a single office plus two WCs at ground floor level and an open plan office at first floor level. There is parking to the front of the unit.

The accommodation will provide:

Ground Floor (offices/WCs/undercroft stores) - 145.86m²

Ground floor (warehouse/factory area) - 770.16m²

First Floor (office) - 145.86m²

Total Gross Internal Floor Area - 1061.88m²



Figure A - Site and Surroundings



Picture 1 - Interior



Picture 2 - Interior

Planning History

Planning Applications of note are as follows:

LU/356/09/

Unit 29, Eldon Way, Lineside Industrial Estate

Change of use of industrial building to include B2 (General Industrial) & B8 (Storage & Distribution) to allow adjoining occupier to occupy & trade from premises

Approved - 8th March 2010

LU/87/07/

12 (30), Eldon Way, Lineside Industrial Estate

Change of use of building to general industrial (B2)

Approved - 25th April 2007

LU/72/06/

Unit 19, Arndale Road, Lineside Industrial Estate

Change of use from light industrial/warehouse to vehicle service centre and MOT station

Approved - 7th April 2006

LU/331/03/

Unit 11D, Lineside Way, Lineside Industrial Estate

Change of use to incorporate MOT Testing Station

Approved - 6th October 2003

LU/272/03/

Unit 4, Lineside Industrial Estate

Replacement of existing with larger loading bay doors to front and flank elevations. 2no. and associated ramp widening

Approved - 27th August 2003

LU/71/01/

Units 31/32, Eldon Way, Lineside Industrial Estate (Application Site)

Change of use from B8 to B1 and B8

Approved - 20th April 2001

LU/196/00/

Units 7 & 8, Thorgate Road, Lineside Industrial Estate

Change of use from Use Class B8 (Storage and distribution) to Use Class B2 (General Industrial)

Approved - 15th September 2000

Planning Policy

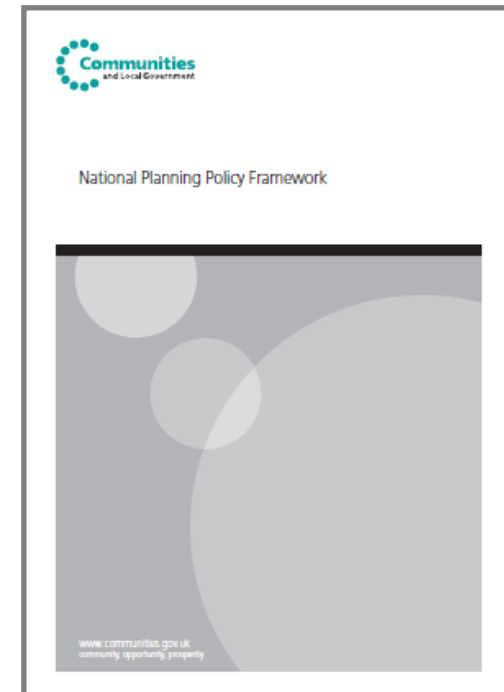
Section 38(6) of the Planning Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes the Regional Spatial Strategy and other Development Plan Documents. In respect of this proposal, the Development Plan includes the adopted saved policies in the Arun District Local Plan.

National Planning Policy Framework (NPPF)

In March 2012, the new National Planning Policy Framework was published. This set the tone for future Local Plan Policy and is a material consideration in the decision making process.

Paragraph 7 outlines that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. With regards to economic, this includes contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

Paragraph 9 states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to) making it easier for jobs to be created in cities, towns and villages.



Paragraph 17 sets out the 12 planning principles which underpin the national framework. These include, among others, proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.

Paragraph 19 states 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.

Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

Arun District Local Plan (2003)

Policy GEN2 states that Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan.

Policy GEN7 states that Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it (among others):

- makes efficient use of land or buildings;
- demonstrates that it responds positively to the identified characteristics and resources of the site;
- does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
- provides for vehicle parking in accordance with Policy GEN12.

Policy GEN12 states that the Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan.

Policy GEN32 states that noise sensitive development will not be permitted if its users would be affected adversely by noise from existing or proposed noise-generating uses. Development which is a potential source of significant noise pollution will not be permitted unless the Council is satisfied that appropriate measures have been included in the proposal to reduce noise pollution to acceptable levels.

Policy GEN34 states that development that contributes to air pollution through dust, smell, fumes, smoke, heat, radiation, gases, steam or other forms of pollution will not be permitted unless the Council decides that the health, safety and amenity of users of the site or surrounding land is not put at risk and the quality of the environment would not be damaged or put at risk.

Design - Use

The units are intended for a change of use from Warehouse (Use Class B8) to Industrial (Use Class B2). This change of use allows for a prospective tenant to occupy the building with an appropriate planning permission. The change of use retains a business use of the units and maintains a competitive economy, which is located within the urban confines.

This change of use is in accordance with the NPPF (paras 7, 9, 17, 19 and 28) and the Arun Local Plan (Policies GEN2 and GEN7).

Design - Amount, Layout, Scale and Appearance

The amount of development is dictated by the existing buildings. The change of use relates to the buildings and land within the red line boundary as shown on the location plan.

The layout is again dictated by the existing buildings, and the intention is to retain this layout. The change of use simply relates to the buildings and land within the red line boundary as shown on the location plan.

The appearance is dictated by the existing structure and its openings. The change of use simply relates to the buildings and land within the red line boundary as shown on the location plan.

This is in accordance with the NPPF (paras 7, 9, 17, 19 and 28) and the Arun Local Plan (Policies GEN2 and GEN7).

Design - Landscaping

Given the minor nature of the application, it is considered that no formal landscaping is necessary.

Noise Pollution

The units are located within an industrial and therefore all of the noise is retained within the building. Furthermore, the units are within an industrial estate with a mix of B1, B2 and B8 uses. As a result, there are no noise sensitive uses within close proximity of the application site.

The proposals are therefore in full accordance with the NPPF and the Arun Local Plan (Policies GEN2, GEN7 and GE32).

Air Pollution

B2 uses, by their very nature, have the potential to generate air pollution. However, the activities on-site will be within the confines of the building which will have an air purification system suitable for the proposed occupier.

It is therefore considered that there will be no detrimental impact on local businesses (which fall within similar use classes). The proposals are therefore in full accordance with the NPPF and the Arun Local Plan (Policies GEN2, GEN7 and GE34).

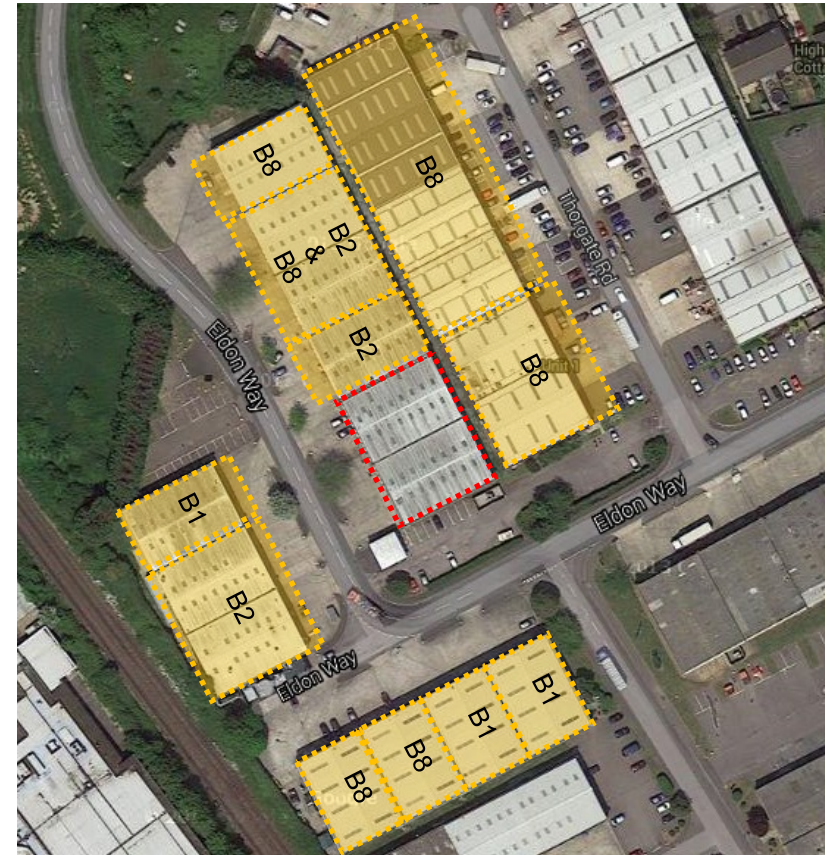


Figure B - Local Use Classes

Highways, Transport & Access

Access is gained from Eldon Way, and this will remain unchanged. The site currently comprises a warehouse, with a change of use proposed to an industrial use. It is not considered that this change of use will have a detrimental impact on the access or highway. Furthermore, extensive car parking is available to the front of the units, with the immediate area not having any on-street parking constraints. The application is therefore considered to be in accordance with the NPPF and the Arun Local Plan (Policies GEN7 and GE12).

Summary

This application is for a change of use from Class B8 (Storage and Distribution) to Class B2 (Industrial). The units are located within an established industrial estate, occupied by various B1, B2 and B8 users.

This change of use is for a proposed tenant for this otherwise vacant commercial building and compliments the mixed-use nature of the industrial estate, which immediate neighbours falling within B2 and B8 uses. The application is in accordance with the NPPF (paras 7, 9, 17, 19 and 28) and the Arun Local Plan.



Picture 3 - Access