



2 WICK PARADE
WICK
LITTLEHAMPTON
WEST SUSSEX

DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION FOR THE CHANGE OF USE OF
SHOP (A1) TO HOT FOOD TAKEAWAY (A5)
TOGETHER WITH EXTERNAL ALTERATIONS TO THE REAR ELEVATION
COMPRISING REDUCTION IN SIZE OF HIGH LEVEL WINDOW AND
INSTALLATION OF ROOF MOUNTED EXTRACT FLUE
AND FRESH AIR INTAKE PIPE

MARCH 2020

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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for the change of use of 2 Wick Parade from a shop (use class A1) to a hot food takeaway (use class A5), together with external alterations to the rear elevation comprising reduction in size of high level window and installation of roof mounted extract flue and fresh air intake pipe.



The site

SITE HISTORY

There is no recent planning history relating to the use of the site.

There is only one other recent planning application, which is

LU/277/06/ Installation of 1no. outdoor air-conditioning unit to rear of property

The application was approved on 17 October 2006, and the work has been implemented.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the change of use of a shop (use class A1) to a hot food takeaway (use class A5), together with external alterations to the rear elevation comprising reduction in size of high level window and installation of roof mounted extract flue and fresh air intake pipe. There would not be any alterations to the front elevation.

The shop, which traded as a newsagents, has recently closed, and the change of use to a hot food takeaway represents a viable way of securing the re-use of the unit rather than leaving it vacant.

It is important for shopping centres to be resilient, and for units to be occupied rather than vacant. This can necessitate diversification in the uses of units, and the proposed change of use to a hot food takeaway will help to ensure that Wick Parade is a viable location to visit and shop. The occupation of the unit will help to maintain or indeed improve the footfall in the area.

A small amount of internal seating would be provided for customers, but the primary use of the premises would be as a hot food takeaway.

The proposed opening hours of the premises would be 10:30 to 23:00 Monday to Saturday and 10:30 to 22:00 on any Sunday, public or Bank Holiday.

ASSESSMENT OF PHYSICAL CONTEXT

The site is within Wick Parade, which is an established shopping area. The unit was purpose built, with retail or food outlets at ground floor level, and residential units above.

Parking is provided to the front of the site, and a service yard area is located to the rear.

Level access is provided to the front of the unit.

In planning terms, the site is not defined as being within a town centre. It is also not defined as either a primary or secondary shopping frontage.

INVOLVEMENT OF LOCAL INTERESTS

No consultations have been carried out with local residents, businesses or other organisations.

SCALE

No form of extension is proposed to the existing property.

LAYOUT

The general layout and the site and the access arrangements would be retained. No changes are proposed to the existing access arrangements to the servicing and loading area to the rear of the unit, and no similarly no changes are proposed to the communal parking area to the front of the site.

FLOOD RISK

The site is not within an area defined as being at risk of flooding by the Environment Agency, and would not increase the risk of flooding either on the site or elsewhere.

AMOUNT OF DEVELOPMENT

The area of the site amounts to approximately 90m².

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was updated February 2019 and supersedes all previous versions together with earlier PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF sets out the Government's planning policies for England and how they should be applied. It specifies that the purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives, which should be delivered through the preparation and implementation of plans and the application of the NPPF policies, which are:

- ¿ An economic objective – to ensure a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places to support growth, innovation and improved productivity;
- ¿ A social objective – to support strong, vibrant and healthy communities by enabling services that reflect the community's needs; and
- ¿ An environmental objective – making effective use of land and contributing to protecting and enhancing the natural, built and historic environment.

Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan 2011-2031 (July 2018). The key relevant policies are outlined below:

- ¿ Policy SD SP1 – Sustainable Development. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy

Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland). This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.

The change of use would contribute to the local social and economic conditions and would provide local employment. The external roof-mounted plant and equipment would be located in a manner to minimise environmental matters.

- ¿ Policy SD SP2 – Built-up Area Boundary. Development will be permitted within the area defined as the Built-Up Area Boundary on the Policies Maps, subject to all other policies in this Local Plan. Outside the Built-up Area Boundaries, apart from the Strategic, Site Specific and Broad Allocations, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.

The proposal is for the re-use of an existing property within the defined built-up area. The site is located in a highly sustainable location very close to the main road network and public transport links.

- ¿ Policy EMP SP1 – Strategic Economic Growth. The Council, with partners, will promote the sustainable growth of the District’s economy to meet the varying needs of different economic sectors and to support regeneration within the two main towns. The Plan allocates circa 75 hectares of employment land in order to provide sufficient flexibility to meet the future needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area.

The proposed change of use will help to maintain local employment and would help the local economy.

- ¿ Policy EMP DM1 – Employment Land: Development Management. The Council will seek to protect and enhance existing employment sites and premises in order to maintain a supply of good quality commercial sites and premises to meet the needs of businesses and the local economy.

The proposed change of use will help to maintain local employment and would help the local economy.

2 Policy RET DM1 – Retail Development (relevant section only)

4. Village and suburban centres Change of use from retail will not be permitted for shops which are located outside the defined Town Centres and Local Service centres. An exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and where reasonable attempts have been made to market the premises for retail purposes. The Council will require evidence that the unit has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative retail uses have been fully explored.

The premises are not located within a defined Town Centre, and accordingly is not part of a primary or secondary shopping frontage. However, the location could be described as a ‘village or suburban centre’, and accordingly the policy above could be deemed to be relevant.

The premises were used as a newsagents until relatively recently (the premises closed on Friday 6 March 2020), and are now vacant. There is another newsagents a short distance to the north of the site along Wick Street, which also has a Post Office. In addition, there is a further newsagents / convenience store to the south of the site along Wick Street. Furthermore, Morrisons (which is a little distance further north) also sells newspapers and magazines. Accordingly it is extremely unlikely that the premises will ever re-open as a newsagents due to this intense competition.

The premises have been known to be available for around two months prior to the submission of this planning application, and commercial property agents (Marshall Clark) have been involved with ‘soft’ marketing of the premises (ie not on the general market). Details of the interest that has been generated have not been logged, but the only serious interest received to date has been from someone who would operate the premises as a hot food takeaway, and the planning application for a change of use has been submitted on this basis.

The re-use of the premises as a hot food takeaway would mean that the unit is occupied rather than remaining vacant. On this basis, full compliance with the above planning policy is unable to be demonstrated, but the property is currently vacant and is likely to remain vacant in the medium to long term whilst further advertising is carried out unless a change of use is granted. Advertising for continued A1 use is

unlikely to generate interest as there is generally very limited commercial demand for a retail unit of this type and size in this location.

There is a good range of other existing retail units within the immediate area including a flower shop, pet supplies, TV retail, a large general retail discount outlet, a pharmacy, and a food store. This is in addition to three hairdressers, a laundrette, a café, a bookmaker, an off licence, a car spares shop, two charity shops and a number of other hot foot takeaways.

It can be seen that the area contains a range of different retailers and services and there is a need to enhance the variety of outlets in order to improve footfall. There is also a need to address vacancies within the area to ensure its continued vitality and viability. There are currently two former bakeries in the area, both of which are vacant. Some former retail premises have previously been converted to residential use. National planning policy requires Local Authorities to allow town centres to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allowing a suitable mix of uses that reflects their distinctive characters. Local policy also supports development proposals that would enhance the vitality of areas by diversifying customer choice, aiding economic resilience, improving the range of facilities and enhancing competitiveness.

- 2 Policy D SP1 - Design. 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. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

The proposals for the change of use of the site would make efficient use of an existing property.

- 2 Policy D DM1 - Aspects of form and design quality. When considering any application for development the Council will have regard to the following aspects:
 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.

2. Appearance/attractiveness. Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.
3. Impact. Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.
4. Innovation. Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.
5. Adaptability. Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.
6. Crime prevention. Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.
7. Trees and woodland All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.
8. Solar gain Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.
9. Public realm Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.
10. Layout - movement Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should

carefully consider walking and cycling as an integral part of the overall design concept.

11. Layout - legibility Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).
12. Public art Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.
13. Density The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.
14. Scale The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.
15. Aspects of form and design quality Development should also comply with the Arun District Council Design Guide.

No changes are proposed to the existing front elevation of the premises. Proposed alterations to the rear elevation are modest, and are appropriate.

- 2 Policy D DM4 - Extension and alterations to existing buildings (residential and non-residential)

When considering applications for extensions and alterations to existing buildings, the Council will require that:

- a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;

d. in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;

e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition. Developments shall also be consistent with all other Local Plan Policies.

No extension is proposed, and no changes are proposed to the existing front elevation of the premises. Proposed alterations to the rear elevation are modest, and are appropriate.

- 2 Policy QE SP1 - Quality of the environment. The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District. The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.

Plant and equipment associated with the change of use has been included as part of the planning application, and this would be mounted on an existing flat roof to the rear of the site. These would be located a suitable distance from residential dwellings and would not have any negative impact.

ACCESS AND PARKING

No changes are proposed to the existing communal parking area to the front of the site, the access into the site, nor the servicing area to the rear of the site.

LANDSCAPING STRATEGY

No changes to external landscaping are proposed.

FOUL DRAINAGE STATEMENT

No changes are proposed to the existing foul drainage system.

NOISE ASSESSMENT

The planning application includes the installation of an extract flue and fresh air intake pipe located on an existing flat roof to the rear of the site.

There is currently an external condensing unit located on the rear elevation of the building, and this was the subject of a previous planning application in 2006. This condensing unit would be retained and re-utilised and accordingly no additional noise would be generated from this condensing unit.

The ends of the roof mounted extract flue and intake pipe would be located approximately 2.6m from residential units, and would be directed away from residential units. The noise impact of this plant and equipment on adjoining commercial units would be minimal.

It is considered that the proposals will not have a detrimental effect on the tranquillity of the area.

ODOUR ASSESSMENT

The key potential odour sources associated with the proposed use have been identified as the kitchen facilities located in the centre of the building. The kitchen extract is proposed to be located on an existing flat roof to the rear of the building, and would be directed out to the rear.

The filtration system would include a primary (or pre) filter and a main (secondary) filter with a maximum dwell time of 0.2 seconds.

The proposed extract and filtration system would sufficiently control odour from the hot food takeaway, and this is considered to sufficiently control odour.

Good practice measures as identified within the 'Control of Odour and Noise from Commercial Exhaust Systems, September 2018' guidance should be implemented to control odour.

SUMMARY

National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting this planning application. The proposal should be acceptable in principle and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring occupiers. Whilst full compliance with all parts of the Arun District Council Local Plan cannot be seen to be achieved, the proposals represent a sustainable and sensible long term use for the premises without any detriment to the surrounding area.

The vision for the Wick shopping area should be to increase its vitality and viability as a place to visit, shop and do business. The proposed change of use would make a contribution to reducing business premises vacancies, increasing footfall in the area and ensuring that the area continues as a diverse, resilient and successful zone.

It is acknowledged that the proposal would provide an additional takeaway unit when this type of use already has a presence within the locality. However, it is considered that it would not result in a concentration of non-retail uses in this particular area. The additional hot food takeaway use that is proposed would not be to the detriment of the vitality of the area since it is preferable to have units occupied rather than remaining vacant.

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