

PILKINGTON TOWN PLANNING LTD

Elm Cottage

Dairy Lane

Walberton

BN18 0PT

22/07/18

Dear Sirs

Re: Retention of A1 Showroom on Expiry of 2 Year Temporary Permitted Development

Unit E1, The William Booker Yard, The Street, Walberton, BN18 0PF

1.0 Background

- 1.1 Unit E1 at The William Booker Yard, The Street, Walberton is located a short distance from the main village street in the centre of Walberton village. The Yard comprises a mix of residential properties (Bookers Barn and Stonemasons Barn) and commercial units used for offices and workshops within Use Class B1 under planning permissions granted in 1997 and 1999 (WA/6/97 and WA/17/99).
- 1.2 Unit E1 comprises one of 3 units within a modern flat roofed building on the western side of the site. The showroom has 3 allocated spaces directly in front of the premises.



- 1.3 The previous tenant occupied the space as part of a sole trading IT business (Bevis Digitech). At that stage only one person was employed and the interior of the premises was of low specification. The decision of Bevis Digitech to vacate led to the marketing of the premises and the interest of a new start-up company in occupying the premises for a kitchen showroom.

- 1.4 The Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 4 Class D allows for the temporary use for 2 years of a building falling within (inter alia) Class B1 to a flexible use falling within (inter alia) Class A1 (shops) subject to 6 conditions including the prior notification of the change of use to the LPA.
- 1.5 Following the required notification by Euphoria Kitchens to Arun DC, Mr Paul Bignell confirmed by email on 2nd Sept 2016 that Arun DC had registered this under reference number PE/00556/16 for a temporary change of use from Class B1 to Class A1.
- 1.6 Following this confirmation, Euphoria Kitchens undertook significant refurbishment of the interior to provide a high specification showroom.



- 1.7 The vast majority of visitors make prior appointments to discuss their proposals but drop in visits are welcome. Due to the nature of the showroom, no kitchen units are available to take away from the site but are delivered direct from the manufacturer to the customers address. Some appliances (e.g. sinks and Neff electrical goods) are delivered to the showroom. Deliveries are typically one large van (no HGV's) per week. No storage is available within the Unit so deliveries are only for specific on-going kitchen installations.
- 1.8 Euphoria Kitchens have supplied a Business Statement that describes their business in greater detail. This is enclosed with the planning application.

2.0 Planning Policy

- 2.1 Relevant planning policies include RET SP1 and RET DM1 of the Arun Local Plan 2011-2031 adopted on 18th July 2018.
- 2.2 “The Six Villages area” section of Policy RET SP1 identifies that shopping parades and stand alone shops form an important resource for businesses, visitors and residents.

The expansion and additional provision of such facilities to a scale appropriate to the existing settlement or the “planned expansion of that settlement” will be welcomed by the Council provided that it adds to the range and accessibility of goods and services.

- 2.3 Euphoria Kitchens have made a small but valuable contribution to services and shops available locally with customers being drawn from Walberton, Barnham and the surrounding area as well as further afield. The business is expanding at a modest but sustainable rate with additional staff and contractors employed. With the planned development at Tupper’s Field and further expansion of the six villages planned in the newly adopted Local Plan the market in the local area will grow.
- 2.4 Policy RET DM1 states that within “Village and suburban centres” (section 4), the “change of use from retail will not be permitted” for shops which are located outside the defined Town Centres and Local Service centres. Paragraph 9.1.6 includes Walberton in the defined list of Village and Suburban Centres.
- 2.5 It follows that the proposed retention of an existing retail unit within Walberton village is strongly supported by Policy RET DM1. To resist the retention of a successful business would be perverse given the strong policy support from an adopted Local Plan, the lack of any adverse environmental factors and the loss of employment that would result.
- 2.6 Policy CL1 (Businesses) in the adopted Walberton Neighbourhood Development Plan states “Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable. Reason: The low jobs density within the ADC area means that a sustainable community policy should strive to promote the provision of local jobs and will do so in areas where the infrastructure, transport, housing and other policies allow their suitable placement.”
- 2.7 The proposal to retain Euphoria Kitchens within Walberton village is consistent with the spirit and objectives of this Neighbourhood Plan policy

On behalf of both the landlords and Euphoria Kitchens, we trust that the application will be supported. However if there are any matters of concern we would respectfully ask that you contact us first to discuss these or indeed any proposed conditions before determining the application.

Kind regards

Gail Pilkington (Mrs) Bsc (Hons) Dip TP. MRTPI

Director

Pilkington Town Planning Ltd.