From: Ben Daines
Sent: 07 April 2014 11:36
To: Matthew Porter
Cc: Suzy Bastable; Tina Barker
Subject: RE: AWDM/0198/14 Chartwell House 40 Chartwell Road
Attachments: 14 Chartwell House, 40 Chartwell Road, Lancing.docx

Hi Matthew,

My response to this planning application is attached. Please let me know if you have any queries.

Regards,

Ben

Adur & Worthing councils

Ben Daines – Senior Planning Officer, Planning, Regeneration and Wellbeing | Planning Policy Website
Location: Planning Policy, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63065 | External: 01273 263065 | E-mail: ben.daines@adur-worthing.gov.uk

From: Matthew Porter
Sent: 03 April 2014 10:33
To: Ben Daines
Subject: AWDM/0198/14 Chartwell House 40 Chartwell Road

Dear Ben,

Please could policy provide comment on this application.

A charity has moved into half of an industrial unit, and are selling goods from it. It is open to the members of the public, with parking on site of a couple or so vehicles.

Economic Development want to resist the introduction of retail into Lancing Business Park, and have asked for policy comments.

I am concerned about the age of saved Adur Policies and the fact that these only promote the industrial estates, rather than safeguard industrial premises. I am also mindful that the operator is a charity and the application retrospective.

Thanks

Matthew Porter - Senior Planning Officer, Development Management |Adur & Worthing Councils
Location: Development Management, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63478 | External: 01903 221355 | E-mail: matthew.porter@adur-worthing.gov.uk

Please think before you print this and save paper

PLANNING POLICY COMMENTS

Application Number	**AWDM/0198/14**
Location	**14 Chartwell House, 40 Chartwell Road, Lancing**
Proposal	**Part Change of Use from Use Class B8 (Storage and Distribution) to Use Class A1 (Retail) for sale of second hand goods (retrospective)**
DM Officer	**Matthew Porter**
Sent to Policy	**3 April 2014**
Policy Officer	**Ben Daines**
Returned to DM	**7 April 2014**

Key Issues / Policies

National Planning Policy Framework
The NPPF states that 'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits.'

Adur Local Plan 1996
The site is located within Lancing Business Park which is subject to policies AE2 and AE4 of the Adur Local Plan which support B1and B2 uses (as well as B8 uses where a development is comprised of a mix of B class uses). The policy does not support any other uses at Lancing Business Park.

Revised Draft Adur Local Plan 2013
Policy 25 of the Revised Draft Plan also protects Lancing Business Park for B1, B2 and B8 uses with no flexibility for other uses.

Adur Employment Land Review 2011
The Adur Employment Land Review 2011 specifically recommends that 'planning policy should support continued employment use of the Lancing Business Park, and progressive development for B1, B2 and B8 use.'

Officer Comments:

Although policies AE2 and AE4 are relatively permissive policies, on the whole they have been used successfully since 1996 to restrict non-B class uses at the various business parks in the district. In addition, the emerging Local Plan would also seek to resist non-B class uses at Lancing Business Park.

The NPPF states that 'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings

should be treated on their merits.’ Lancing Business Park is a relatively successful business area with a relatively low-level of vacancies so I would need some convincing that there is no reasonable prospect of using the site for B1 and B2 uses.

As a result of the above, the planning policy section would not support this planning application.