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Development Management
Adur & Worthing Councils
The Shoreham Centre
Pond Road
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BN43 5WU

5 June 2020

Dear Sir/Madam

FULL PLANNING APPLICATION & S73 APPLICATION: 106-112 BRIGHTON ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 6RH

On behalf of our client, Southern Gas Network (SGN), we are pleased to submit two planning applications to allow our client to operate their storage and distribution facility ("depot") efficiently from the above Site. SGN has recently signed a lease to occupy the building in line with the most recent S73 decision (AWDM/0565/20) which confirms the uses (Use Class B8 with ancillary B1 floorspace) permitted at the Site along with the regularisation of the existing mezzanine floorspace.

These applications comprise the following elements:

Full planning application (PP- 08754130):

- Extension of the existing mezzanine floorspace (from 284sqm to 407sqm);
- Amendments to the external façades of the existing warehouse;
- Installation of perimeter boundary fencing, barrier and gates for security purposes; and
- Partial use of the external area for enclosed storage.

S73 application (PP-08762827):

- Variation of Condition 5 (ref: AWDM/0565/20) to amend the operating hours.

In addition to this planning statement covering letter, the applications are supported by the following technical documents:

<u>Full application</u>

- Planning applications forms;

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- Drawings pack, prepared by Glanville Consultants;
- Design & Access Statement, prepared by Glanville Consultants;
- Transport Statement, prepared by Glanville Consultants;
- Noise Assessment, prepared by Hann Tucker.
- Flood Risk Statement, prepared by Glanville Consultants; and
- Sustainability Statement, prepared by Glanville Consultants.

S73 application

- Planning application forms;
- Site Location Plan, prepared by Glanville Consultants;
- Proposed Site Plan, prepared by Glanville Consultants;
- Noise Assessment, prepared by Hann Tucker; and
- Transport Statement, prepared by Glanville Consultants.

Some of the documents submitted with the S73 are deliberately duplicated with the full application so they can be read in conjunction with one another.

The requisite planning fees have been paid via the Planning Portal.

Background

SGN is one of eight regional gas distribution networks in the UK. It manages the network that distributes gas to 5.9 million homes and businesses across the south of England and Scotland and operates regulated gas transportation through approximately 71,000km of gas mains.

SGN currently maintain the gas network in the Sussex region from four existing sites in Horsham, Burgess Hill, Brighton and Worthing but are in the process of consolidating the sites into the Shoreham facility (the Site). The Horsham Site is to be retained as a satellite facility to service the north of the Sussex county.

SGN's new Site at Shoreham has been identified as a suitable location for providing their main depot facility for the Sussex region due to its central location between Worthing and Brighton, direct access to the local road network and trunk roads including the A27 and its existing permission as a B8 facility with B1 ancillary uses.

The Shoreham Site will provide a strategic location for SGN to maintain emergency first response times to national gas emergency calls in the region. The existing unit when reconfigured will also provide the base from which SGN would be able to manage the projected workload in the Sussex region over the next ten years.

SGN have entered into a lease with the landowner following recent approval of the S73 application (ref: AWDM/0565/20) which confirms its lawful use as a Use Class B8 warehouse (with ancillary B1 floorspace) and the existing quantum of mezzanine floorspace (284sqm). These applications concern amendments to the physical (full application) and operational features (S73) and do not seek planning permission for changes to its use.

Site and Surroundings

The Site is located on the north side of Brighton Road and comprises a brick built and cladded warehouse with 284sqm of mezzanine floorspace. To the front of the building is an area of external hard surfacing used for vehicle parking. The Site benefits from suitable vehicle access directly off Brighton Road.

The Site is situated at the far eastern end of an industrial area comprising B Class uses, trade counters and Sui Generis uses (eg car showrooms). This area is not formally designated as employment land.

Immediately east of the Site is a row of two storey terraced dwellings. The northern boundary is bound by the West Coastway railway line.

Buildings on the land opposite the Site have been demolished and cleared. Immediately beyond the cleared site is the River Adur, which flows into the harbour mouth and English Channel.

The Site is located within Character Area 7 – *Western Harbour Arm* of the recently adopted Shoreham Harbour Joint Area Action Plan (AAP) which is designated as a mixed-use area. The Site itself, however, is not designated for any particular type of development or use. The use of the Site as a B8 warehouse with ancillary B1 floorspace has recently been confirmed through the S73 decision (ref: AWDM/0565/20).

The Site is located within Flood Zone 2. The building on Site is not statutory or locally listed and is not within a Conservation Area.

Planning History

The planning history for the Site is set out in the table below:

Application Number	Description of Development	Decision and Date
SU/207/86/TP/OA	Outline application for warehouse (with mezzanine floor for light industrial use)	Permission granted 06/01/1987

SU/16/87/TP/FP	Variation of Condition 11 of SU/207/86 for warehouse and light industrial premises to enable hours of working of design and plate making studio from 6.30am to 9.30pm by a maximum of five people at any one time	Permission granted 2 March 1987
SU/233/87/TP/RM	Application for approval of reserved matters of SU/207/86 (warehouse with mezzanine floor for light industrial use)	Permission granted 19/01/1988
SU/207/86/TP	Variation of Condition 3 of permission SU/207/86/TP to increase size of mezzanine floor to 1,022sqm	Permission granted 07/02/1989
SU/94/89/TP/210	Alterations to windows and doors	Permission granted 13/06/1989
SU/131/05/TP/22002	Change of use of first-floor offices (Use Class B1) to private members' snooker club with incidental bar and food area (Use Class D2)	Temporary permission granted 16/08/2005. Decision notice unavailable to determine temporary period
AWDM/1123/14	Change of use to commercial vehicle hire and ancillary sales with associated servicing including vehicle wash	Permission granted 13/10/2014
AWDM/0565/20	Variation of Condition 3 of SU/207/86 to regularise the use of the property as B8 warehouse with ancillary B1 floorspace with 284sqm of mezzanine floorspace	Permission granted 22/05/2020

Development Plan

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

The application has therefore given due consideration to national and local planning policy:

- National Planning Policy Framework;
- Adur Local Plan (2017); and
- Shoreham Harbour Joint Area Action Plan (2019).

Reference to the relevant policies in these policy documents is set out in the Planning Assessment below.

Proposed Development & Planning Assessment

SGN require a series of modest physical and operational changes to enable them to operate efficiently from the Site. The specifics of each element are set out below.

Mezzanine floor

The recently approved S73 application (ref: AWDM/0565/20) removes the use restrictions previously applied to the mezzanine floorspace and regularises the amount to 284sqm.

SGN require a modest increase in the amount of mezzanine floorspace to adequately facilitate their operations from the Site. This will equate to an additional 123sqm of floorspace and will increase from 284sqm to 407sqm.

Planning permission is sought for this increase as Condition 4 of AWDM/0565/20 removes permitted development rights set out within Class H, Part 7 of the Town and Country Planning General Permitted Development Order 2015.

It is important to stress that the proposed increase to the mezzanine floorspace still remains significantly less than the 1,022sqm approved in 1989 (ref: SU/288/88/TP/304). The Proposal will allow the premises to continue to be used for business purposes and will therefore comply with Local Plan Policy 25.

Amendments to the façade

In conjunction with the internal reconfiguration of the warehouse (see Design & Access Statement) the proposals include for the provision of 4no. new window openings to the south facing elevation (2no. at ground floor and 2no. at first floor level.

In addition, the existing roller shutter door opening on the south elevation is narrow and as a result has suffered physical damage in the past from vehicles accessing the storage area. The proposals therefore include for enlarging the existing roller shutter door opening so that the transfer of plant/equipment and materials into and out of the unit can be carried out safely.

To facilitate the formation of the new openings, the cladding to the first floor elevation will be replaced with a new composite cladding panel.

The side door access to the west elevation will no longer be required and the proposed layout includes for replacing the existing double doors with a double window which can provide natural light into the new WC areas.

There are currently 3no. escape doors to the rear elevation and a further escape door on the west elevation. Unauthorised access to the rear of the property has presented an issue in the past as evidenced by the level of graffiti on the rear elevation external walls. The proposed layout creates three new separate routes of escape from the ground floor store to the external area and this will enable the 3no. existing doors to the rear elevation to be removed and the openings infilled.

The proposed external upgrades will also modernise the appearance of the building and will have a positive effect on the overall visual impact of the Site. Further details of the design are included on the elevation drawings and within the Design & Access Statement.

The proposed changes will not significantly alter the appearance of the building and will not adjust its relationship with neighbouring development. The proposed design is therefore considered to be in accordance with Local Plan Policy 15.

Security

In addition to the proposed external amendments to the warehouse, SGN require the introduction of new security features to secure the Site. This will comprise new fencing along the southern frontage using a modern colour coated mesh panel, and the introduction of new security gates at each end of the warehouse to prevent access to the rear of the unit. The fencing around the remainder of the perimeter will be retained as existing. A new secure entry system from Brighton Road is also proposed.

At present, the Site does not contain any security features to prevent people accessing the Site easily from Brighton Road. The introduction of these features will allow SGN to incorporate the principles of securing safety and reducing crime in order to create a safe and secure environment for its staff and neighbours. Details of the design, including scale and materials, are set out within the drawings and Design & Access Statement.

The proposed boundary treatment is considered to be in accordance with the requirements of Local Plan Policy 15.

Outdoor storage

Condition 2 of the recent S73 permission carries forward restrictions on the use of the outdoor area for storage. However, it states that exceptions will be made within enclosed storage areas approved in writing by the Local Planning Authority.

An area adjacent to the south west corner of the building (see Proposed Site Plan) has been allocated for the parking of mechanical plant (when not being used on gas network maintenance) and for traffic management equipment including boards / barriers / cones / signs.

The area immediately in front of the building, which will contain traffic management equipment, will be suitably enclosed behind fencing to maintain presentation of the Site, and minimise noise disturbance (eg equipment being blown over). A magnum storage area (plastic containers) for the collection and recycling of used materials will be located along the western boundary.

These magnums will be located behind the fencing to ensure they are out of sight from the external area and main road. This material will be collected on a weekly basis by SGN, in conjunction with deliveries, and taken to SGN's central logistics centre in Thatcham for recycling.

Based on our proposals for modest amounts of external, enclosed storage, we consider that this aligns with the requirements of Condition 2 (ref: AWDM/0565/20) and noise assessment, and is applied for to be approved by the Council. It is also considered to accord with Local Plan Policies 15 and 34.

Operating hours

A S73 application is submitted alongside the full planning application to vary the operating hours of the Site.

Condition 5 of the recent S73 permission states:

No working, trade or business whatsoever (including loading/unloading of vehicles and operation of plant and machinery) shall take place on the premises except between the hours of: -

- *8.00am and 6.00pm on Mondays to Fridays inclusive*
- *8.00am and 1.00pm on Saturdays*
- *Nor at any time on Sundays or Public Holidays.*

SGN's core operating hours are between 7am and 6pm Monday to Friday and therefore require a modest amendment to the condition to put back their starting times by 1 hour.

SGN are a statutory utility provider and therefore require access to the Site outside of the core operating hours (18:00 – 07:00) to be able to respond to gas emergencies. This would involve collecting specific items of

equipment not held within the team commercial vehicles to be able to deal with non-standard situations. Out of hours access is only required on a periodic basis and is normally limited to around 5no. visits per month.

SGN therefore seek the following amendment to the condition:

No working, trade or business whatsoever (including loading/unloading of vehicles and operation of plant and machinery) shall take place on the premises except during out of hours gas emergencies and between the hours of:

- *7.00am and 6.00pm on Mondays to Fridays inclusive*
- *8.00am and 1.00pm on Saturdays*
- *Nor at any time on Sundays or Public Holidays.*

We consider that this modest amendment to the operating hours is a reasonable adjustment and would not have a significant impact on local amenity.

To support this amendment, a Noise Assessment, prepared by Hann Tucker, is submitted with these applications to demonstrate that this would not have an impact on neighbouring amenity. The proposal is considered in accordance with the requirements of Local Plan Policy 34.

Supporting Documents

As mentioned above, the application is supported by technical documents to ensure validation and demonstrate that the Proposed Development is acceptable. Details of the supporting technical documents are set out below.

Design & Access Statement

A Design & Access Statement, prepared by Glanville Consultants, is submitted with this application. This document provides supporting information concerning the amount, layout, scale and appearance of the proposed changes to demonstrate accordance with Adur Local Plan Policy 15.

Noise Assessment

An Environmental Noise Survey and Noise Impact Assessment Report, prepared by Hann Tucker Associates, is submitted with this application. It has assessed the likely impact of vehicular movements and outdoor loading operations in line with collected noise data from the Site.

Regarding vehicle movements, the noise assessment concludes that based on the conclusions of the Transport Statement, the noise impact to the nearest receptor will be negligible.

With regards to loading operations, the assessment indicates that during normal operating hours, there is likely to be low impact at the nearest noise sensitive receptor given the context of the area.

Access to the Site during out of hours gas emergencies (evening or night-time) is likely to have a minimal impact and for only a very short period. For weekend daytime access, it is likely that the specific sound source would not have an adverse impact on the nearest noise receptors given the context of the area.

The assessment also adds that due to the Covid-19 situation, it is likely that the ambient noise level around the site is currently lower than usual due to there being fewer vehicles on the roads. They would expect the noise impact to be less when activity in the local area returns to more normal levels.

Based on the assessment, the proposed changes to the Site and operating hours are considered to accord with the requirements of NPPF paragraph 180 and Adur Local Plan Policy 34.

Transport Statement

A Transport Statement, prepared by Glanville Consultants, has been prepared to support the application. It confirms that the marginal increase in floorspace will have a negligible impact on the vehicle trips generated by the Site. The proposed operating hours are anticipated to reduce the number of vehicle movements during the peak hours on the local highway network.

The proposed changes will also formalise the external parking area and provide one accessible parking bay, two electric vehicle charging points and six cycle parking spaces.

The document demonstrates accordance with NPPF Paragraphs 108-111 and Adur Local Plan Policy 28.

Flood Risk

A Flood Risk Statement, prepared by Glanville Consultants, is submitted with this application. It confirms that the majority of the site is located within Flood Zone 2.

It stresses that the minor proposals do not change the vulnerability or size of the Site, nor intensify its usage or risk. Therefore, the proposed changes are appropriate with respect to flood risk without the need to apply the Sequential or Exception Tests.

It also confirms that the proposed changes will not involve an increase in the current impermeable area and there will no increase in surface water run-off and no increase in flood risk downstream. Run-off will continue to be managed through the existing drainage system that currently serves the building and associated hardstanding areas without increasing flood risk either on-site or elsewhere. A new surface water drainage system is not necessary for the proposed changes.

The report demonstrates that the minor proposals are in accordance with NPPF Paragraph 163 and Adur Local Plan Policy 36.

Sustainability Statement

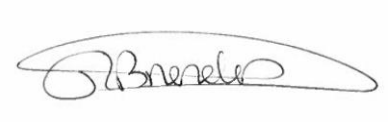
A Sustainability Statement, prepared by Glanville Consultants, is submitted with this application. This Statement provides a summary of the sustainability and energy efficiency measures to be incorporated as part of the proposed changes to the building. It has been prepared in accordance with the Sustainability Statements Guidance Note for the Shoreham Harbour Regeneration Area and to meet the requirements of Adur Local Plan Policy 8.

Conclusions

We consider that the modest physical and operational changes to the Site and operating hours are in accordance with the NPPF and Local Plan and will enable the long-term use of the Site for employment uses.

We trust that the information enclosed will allow the Council to validate the application. However, should you have any queries about the submission, please do not hesitate to contact me or my colleague, Alister Henderson (alister.henderson@carterjonas.co.uk / 07786 333 709).

Yours faithfully,



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