AWDM/1775/18 Unit 8 Chartwell Business Centre.

I note the proposal is for a change of use of Unit 8 from B class to D class (gym use) via a proposed extension from Unit 7. I understand that this would result in units 6-9 inclusive, in non-B class uses.

Unit 7 received a temporary consent for D2 use in 2014 and permanent consent in January 2018 (AWDM/1754/17). The decision notice makes clear that this was granted on an exceptional basis (as the proposal was contrary to planning policies seeking to protect employment uses). As such, this should not be seen to create a precedent.

The permanent consent for Unit 7 was granted despite Policy 25 of the Adur Local Plan resisting change of use on the Lancing Business Park. (The Adur Local Plan was adopted in December 2017). At that time it was noted that the gym offered a range of social and economic benefits. As the committee report makes clear, a further material consideration was that the non-business use was in existence at that point.

The current proposal seeks to extend into a unit in (or last in) B class use.

Policy 25 of the Adur Local Plan strongly resists conversions to other uses from B class uses, in Lancing Business Park and two other key industrial estates in Adur. This is in order to ensure there is sufficient B class floorspace available in Adur.

No evidence has been provided to indicate that the gym has sought, but failed to find, larger premises elsewhere. Although the social and health benefits of the gym are noted, this proposal would result in a loss of a further B class unit on one of Adur's key industrial estates. There is therefore a policy objection to this proposal.

However I appreciate that other factors may also be of relevance, and the decision will be based on a balanced view of these. If the proposed use is allowed, this should not result in a precedent being created, in order that the adopted policy is not undermined.

Moira Hayes

Adur Planning Policy Manager

2nd January 2018