



Planning Statement

**PROPOSAL:
CHANGE OF USE (RETROSPECTIVE)
OF UNIT 8 FROM B2 GENERAL
INDUSTRIAL AND ANCILLARY
STORAGE AND OFFICES
TO OFFICES CLASS E(g)(i)**

**SITE
UNIT 8
WELLINGHAM WAY
HOLMBUSH POTTERIES
FAYGATE, HORSHAM
WEST SUSSEX RH12 4SE**

**APPLICANT:
G E TREACY LIMITED**

Location & Description of Application Site

Unit 8 forms one of nine units in a modern, commercial building located to the south of Wellingham House. These units are approximately 20 years old.

They form part of the Holmbush Potteries Industrial Estate. The Estate is located on the south side of the A264 Crawley Road and is accessed off it via a roundabout junction. The application unit lies at the east end of the industrial estate and is surrounded by established industrial and commercial property to the north, south and west.

There is a single access into the application site element of Holmbush Potteries which continues along the front of the commercial units forming Units 1 to 9 before turning into a courtyard, plant and HGV parking area to the rear of Wellingham House.

Units 1 to 3 and 5 to 6 are tenanted by Tyson Limited who are allocated 8 parking spaces. Unit 4 is tenanted by Central Line Markings Limited who are allocated 4 parking spaces.

Units 7 to 9 are tenanted by Maltaward Barriers Limited who are allocated the remaining 11 parking spaces.

There is therefore a total of 23 parking spaces available within the application site.

Below is an aerial photograph of the Holmbush Potteries Industrial Estate. Unit 8 is marked by a red star.

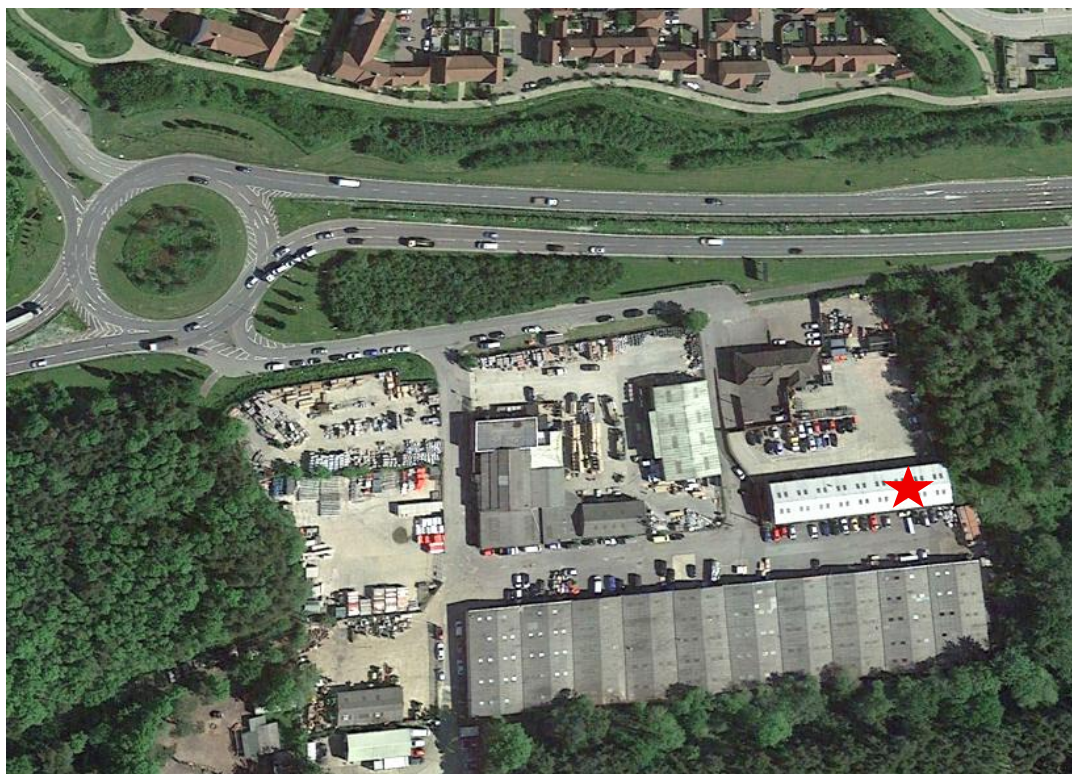


Figure 1 – Aerial photograph of Holmbush Potteries Industrial Estate

Relevant Planning History & The Application Proposal

Planning consent for Units 1 to 9 Wellingham Way was granted under application ref. CG/13/01 on the 14th June 2001. The description of the development read as follows:

‘Demolition of existing and erection of new office workshop/ storage buildings and engineering works.’

Condition No.13 on this consent reads as follows:

‘The development hereby approved shall be used for the plant hire and contractors depot with ancillary machine servicing workshops (bays 1 – 6) ancillary offices and storage, and for purposes within Use Class B2 General Industrial (bays 7 – 9) and for no other purpose (including any other purpose in any class of the schedule to the Town & Country Planning (Use Classes) Order 1987).’

Under application ref. DC/11/1628 planning consent was granted on Unit 7 for the installation of a mezzanine floor and change of use to office. This consent is dated the 7th October 2011.

Units 7 to 9 are tenanted by a company owned by the applicants called Maltaward Barriers Limited. They are a company which provides a range of services and products for infrastructure, construction and security solutions. This includes the sale or hire of things, such as concrete barriers, bollards, security fencing and steel road plates.

The company have operated from Units 7 to 9 for over 20 years. Initially, the primary use of the units was for storage and distribution of the products they supply. Since 2012, however, the primary use of the units has been as their administrative base. Units 7 and 8 are put over to offices with only Unit 9 continuing as a storage use. The primary use is therefore as offices and not as storage.

Units 7 was converted to offices approximately 15 years ago with the conversion of Unit 8 into offices occurring in 2022. The office use is therefore no longer ancillary but the primary use of the three Units.

Condition No.13 on permission ref. CG/13/01 restricted the primary use of Units 7 to 9 to ancillary offices and storage and purposes within Use Class B2 (General Industrial). The primary use of Units 7 and 8 is offices with Unit 9 being ancillary storage.

A retrospective planning consent is here sought to change the use of Unit 8 to offices with Unit 9 remaining in ancillary storage use.

Unit 8 is single storey and has a gross internal floor area of approximately 52m². Originally, it had a roller shutter door on its front elevation but this has been replaced with a glazed unit to match that installed earlier on Unit 7.

Relevant Planning Policy

The statutory Development Plan for the area comprises the Horsham District Planning Framework 2015.

Policies within the Horsham District Planning Framework 2015 considered relevant to this application include **Policy 32** and **33**. These are reproduced in full below and overleaf.

Policy 32

Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;
2. Complement locally distinctive characters and heritage of the district;
3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

- 1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;**
- 2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;**
- 3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;**
- 4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;**
- 5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;**
- 6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,**
- 7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.**

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

Evaluation

Unit 8 is an established commercial unit originally granted consent in 2001 for B2 use with ancillary office and storage. Maltaward Limited have occupied Units 7 to 9 since their construction. Their focus has shifted from using these units primarily as storage and industrial purposes to offices with ancillary storage.

Unit 7 was permitted a change of use to offices in 2011, and, in 2022, Unit 8 was converted to further office floor space.

There are considered no substantive policy objections to the change of use here sought.

Unit 7 is already in office use and the subject of a 2011 planning permission. The conversion of Unit 8 has been undertaken in a sensitive manner with the roller shutter door having been replaced with a glazed unit similar in style and design to that previously installed on Unit 7.

There are no external changes to the rear (south) elevation.

Nine people are employed by Maltaward Barriers Limited. Not all of these employees are on-site at the same time and the parking spaces available for employees are sufficient to meet the needs of the business. Not all employees travel to the site by car.

The change of use raises no implications for the Community Infrastructure Levy and Biodiversity Net Gain regulations are not activated as no additional hard surfacing is proposed.

The applicant company has operated without causing any noise, disturbance or inconvenience to neighbouring commercial uses. The requirements of Development Plan Policies 32 and 33 are therefore complied with by this change of use proposal.

Maltaward Barriers Limited is a successful local business that has operated from Units 7 to 9 Wellingham Way for over 20 years. The use of the Units is pivoted towards becoming the administrative base for the business. Given these facts, it is considered that the change of use would support the needs and requirements of a long-established local business.