

Temporary change of use of vacant land to B8 storage and distribution of materials for pre-mixed concrete (no mixing takes place on site) including ancillary parking of vehicles, siting of containers and the installation of a mobile horizontal storage silo

Yard 1
Former G4S site, Plot 2 Monument Way West,
Woking
GU21 5EN

DESIGN, ACCESS AND PLANNING STATEMENT

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BSc Hons Dip TP MRTPI



Client: Mister Concrete

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Ref: WOK-219-1-NM

Southern Planning Practice Ltd

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1.0 Introduction

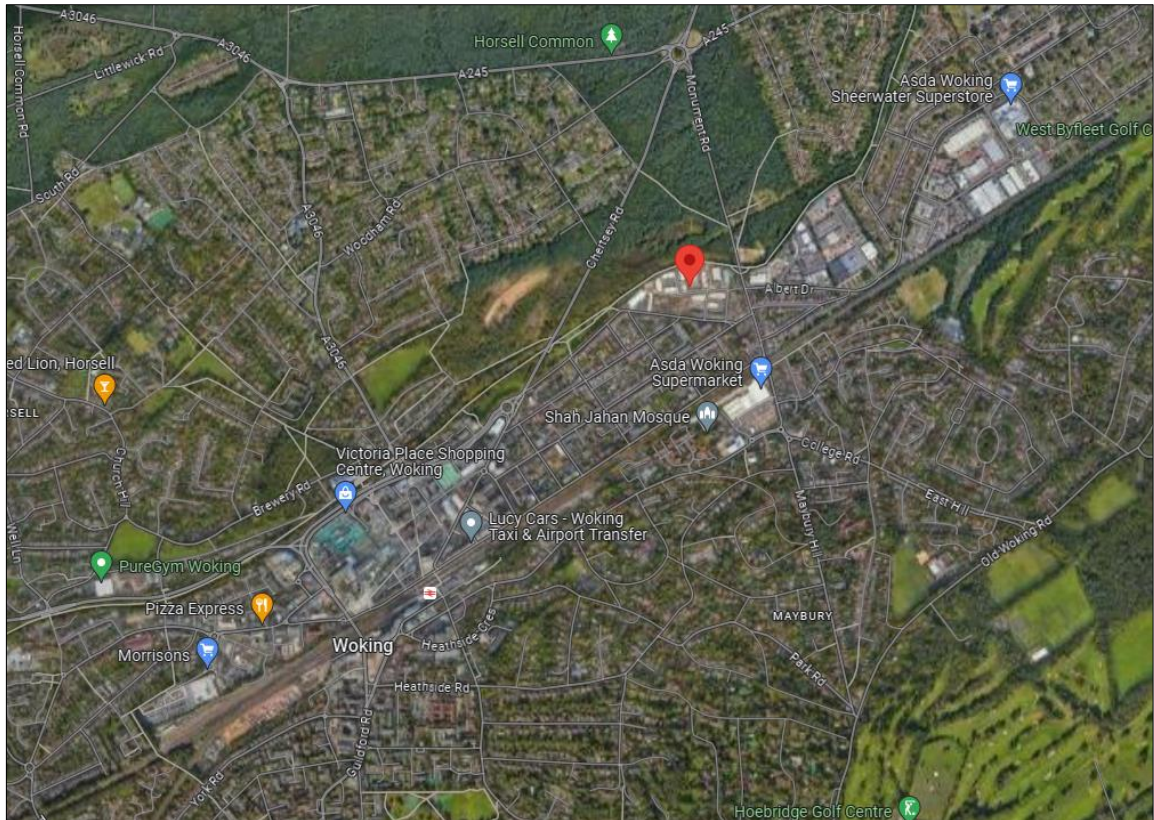
- 1.1 Southern Planning Practice Ltd is instructed to submit a planning application for 'Temporary change of use of vacant land to B8 storage and distribution of materials for pre-mixed concrete (no mixing takes place on site) including ancillary parking of vehicles, siting of containers and the installation of a mobile horizontal storage silo' at the Former G4S site, Plot 2 Monument Way West, Woking, GU21 5EN.
- 1.2 The land is owned by Woking Borough Council and has been leased to Get Yards, with permission for outside storage and parking. It was previously a secure storage building operated by G4S, with extensive areas of ancillary parking (for 45+ vehicles). The building was demolished in 2021 (under PLAN/2020/1136) leaving a vacant yard. The land was believed to have storage use, but Woking planners have confirmed that following the removal of the building the site has a nil use. The use of the site for B8 storage therefore requires planning permission.
- 1.3 Get Yards is new business model which seeks provide secure and accessible storage yards offering short term agreements under licence.
- 1.4 Mister Concrete are currently renting Yard 1 at the front the site for the storage and distribution of materials for pre-mixed concrete, although it should be made clear that no mixing takes place on site. The dry materials are stored in a horizontal silo and are loaded into vehicles on the site, who then drive to construction sites and mix the concrete there.
- 1.5 The use is therefore B8 storage and distribution, with ancillary parking of vehicles and the siting of containers for additional secure storage of associated equipment and materials.
- 1.6 Permission is also sought for the installation of the mobile horizontal silo, which although is not fixed to the ground (it rests under its own weight), due its size and degree of permeance could be considered a building under the T&CP Act, so has been included in the application for completeness. Similarly, there are also three stacked storage containers on site, which are also not fixed to the ground (they rest under their own weight) but have been included in the application for completeness.
- 1.7 There are other concrete mixing companies operating on an adjacent site (Total Concrete) and also nearby at the western end of Monument Way West.
- 1.8 The application submission comprises the following plans and documents:
- Site location plan
 - Site Plan (proposed)
 - Elevations of mobile horizontal silo

- Plan and elevations of containers
- This Supporting Statement
- Climate Change Statement

1.9 This statement describes the site and its surroundings, outlines the planning history / use and the proposal. It then details relevant planning policy, before assessing the justification for the development in light of the prevailing planning policies and other relevant considerations that apply.

2.0 Site and surroundings

2.1 The proposal relates to former G4S building site, Plot 2 Monument Way West, on the Wintonlea Industrial Estate, situated to the north east of Woking centre within the defined 'urban area'.



Location of site relative to Woking

- 2.2 The site comprises a vacant plot following the demolition of the building in 2021. The entire plot is covered in hardstanding.
- 2.3 The palisade fencing around the perimeter of the site has been in situ since for over 20 years and was installed in connection with the previous storage use.
- 2.4 This application concerns the front part of the site, which lies directly adjacent to Monument Way West and is being used for the storage and distribution of materials used for pre-mixed concrete. The use is already taking place. A mobile horizontal silo has been installed in the yard just inside the front boundary fence.
- 2.5 To the rear (north) is the rest of the vacant site (which is subject to a separate application – for the temporary use for flexible B8 and parking use). There is a telecommunication mast at the rear of that site.

2.6 Beyond that (to the north) is the Basingstoke canal (Conservation Area).



Site frontage (Jan 2023)



Site frontage in 2012 (showing same palisade fence)

- 2.7 Immediately to the east and west of the site are other existing commercial units, forming part of the Wintonlea Industrial Estate, which is laid out around and accessed off a central access road (Monument Way West).
- 2.8 The immediate surroundings are that of an industrial area – comprising a variety of industrial and commercial buildings with ad hoc storage and parking.



Looking east along Monument Road West (note Total Concrete lorry parked on road)

- 2.9 There are other concrete mixing uses nearby: -



- 2.10 The surrounding buildings are all commercial. There are no residential dwellings.

2.11 The site is situated within a designated employment area.

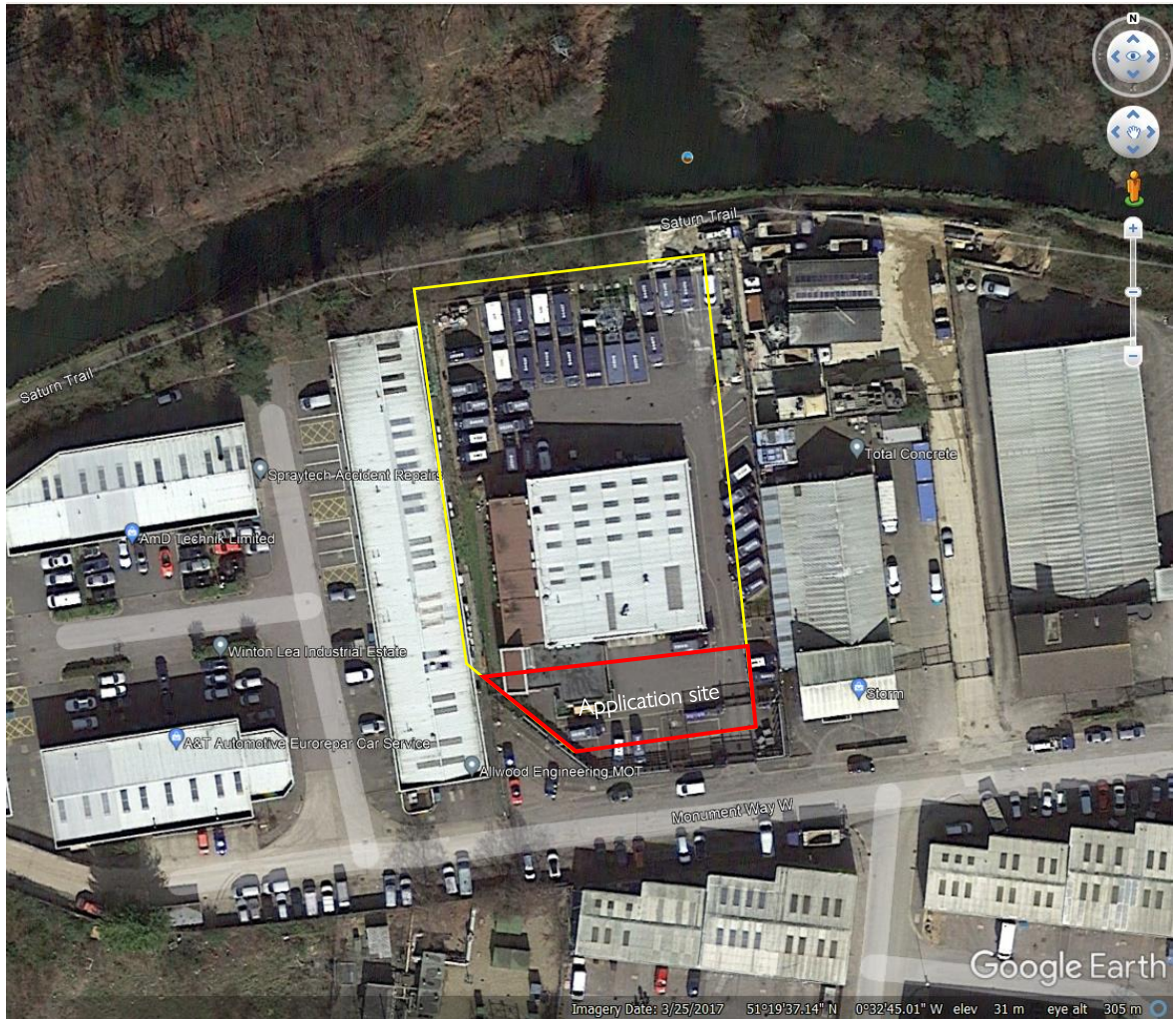
2.12 The site is located within Flood zone 1, where there is a low risk of flooding.

3.0 Planning History

3.1 The relevant planning history of the site is as follows:

Application ref:	Description:	Decision / Date:
PLAN/2020/1136	Demolition of existing G4S building complete to slab level. All existing perimeter fencing will remain except for the inner fence which creates a lobby at the site entrance.	Prior Approval not required; 24 Feb 2021
PLAN/2001/0791	The installation of 9 cross polar antennae and 2 transmission dishes at 21m high on the existing lattice mast. An equipment Cabin, measuring 3.7m x 2.5m x 2.8m, will also be installed adjacent to the mast, and boundary fence at ground level.	Prior Approval granted; 10 Sept 2011
PLAN/2000/0493	Erection of a 3m high palisade fence to the front of the site. (Amendment to 2000/0131)	Granted; 05 July 2000
PLAN/2000/0131	Erection of a 2400mm high palisade fence to the front of the site	Granted; 03 April 2000
PLAN/1993/0626	Replacement of existing 100ft radio communications free standing lattice tower with a new tower located 10m to the east of the current location	Granted; 01 Oct 1993
85/0803	Erection 20 factory units together with area at west end of site and associated access roads and offices	Granted;
85/0494	Erection of 2810 sq m of light industrial premises and 411 sq m of offices together with associated car parking and access	Granted;

3.2 Note: The previous occupiers, G4S, had an operators licence granted for 45 vehicles in 2010, which was increased to 75 vehicles in 2017 (licence ref: OK0229598)



Google Earth 2017 – showing 40+ vehicles parked on the former G4S building site

4.0 Proposal

4.1 The vacant site has been leased by Woking Council to Get Yards, and in turn, Mister Concrete are sub-letting the site under licence from Get Yards.

4.2 Temporary planning permission is sought for 4 years, as:

- The site is currently subject to a lease / sub-let under licence
- The site may be redeveloped by the landlord (i.e. the Council) at some point

4.3 The grant of temporary planning permission would therefore allow what would otherwise be a vacant plot of open land, situated within an industrial site, to be used for temporary storage use, which will provide economic benefits in the short / medium term, as well as provide an income source for the Council.

4.4 Both the National Planning Policy Framework (2023) (NPPF) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development. The proposed development would constitute the re-use of previously developed land (PDL) within the Urban Area. In this regard it would accord in principle with the spatial strategy for the Borough, set out in Policy CS1 of the Woking Core Strategy (2012).

4.5 The site already has external fencing around its perimeter (which would otherwise remain, even if the site was vacant). An internal wire mesh fence separates the yard from the rest of the plot to the rear (north), where other storage and parking uses are taking place (subject to a separate application).

4.6 The site has an operators licence for 3 vehicles:

OK2068217 Restricted

MISTER CONCRETE MIX LTD
OK2068217 R

MISTER CONCRETE MIX LTD Director(s): JAKUB NUNUK
45 CLIVEDEN ROAD, LONDON, SW19 3RD

Operating Centre: GET YARDS, YARD 4, MONUMENT WAY, WOKING, GU21 5EN
Authorisation: 3 vehicle(s)

Publication: A&D London and the South East of England(4343), Application Granted
Date: 14 Dec 2023

4.7 Two HGV's and 1 LGV operate out of the site.

4.8 A mobile horizontal silo has been installed within the yard, behind the front fence – approx. 5.6m high. It rests on the ground (on legs) under its own weight. It stores dry materials required for concrete mixing.



4.9 The dry materials are delivered to the site approximately once a week and loaded into the silo. The materials are then pumped into the concrete mixing vehicles ready for transportation. The concrete mixing takes place off site.

4.10 The 3 concrete mixing vehicles park on the site overnight. The undertaking, on average, a total of 5 deliveries a day (2 x 2 HGV's deliveries and 1 x LGV delivery).

4.11 There are also some stacked containers on the site which are used for general storage and a welfare unit, for when drivers are on site. They also rest on the ground.



4.12 Also on the site is a small water tank, a telehandler (for loading) and a skip

4.13 Hours of use on the site are generally:

Mon – Fri: 6am – 5pm

Sat: 7am – 5pm

5.0 Policy

National Planning Policy Framework

5.1 The NPPF was updated in December 2023.

5.2 The guiding principle of the framework is achieving sustainable development, which comprises three over-riding objectives: economic, social and environmental. The economic objective is:

‘to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure’.

5.3 Local planning authorities are required to approach decisions on proposed development in a positive and creative way (para 38).

5.4 One of the key requirements of the NPPF is building a strong, competitive economy (Section 6). Paragraph 85 states:

*‘Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. **Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.** The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential’.*

5.5 Section 11 - Making effective use of land

Para 123	<i>Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.</i>
Para 124(d)	<i>Planning policies and decisions should ... promote and support the development of under-utilised land and buildings</i>
Para 126	<i>Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan: a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and</i>

	<i><u>b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.</u></i>
Para 127	<i>Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.</i>

Development Plan

5.6 The Development Plan comprises:

- Woking Core Strategy (2012)
- Development Management Policies Development Plan Document (DPD) (2016)
- Site Allocations Development Plan Document (DPD) (2021)

5.7 The policies most relevant to this application are:

Core Strategy:

- CS1 - A spatial strategy for Woking Borough
- CS15: Sustainable economic development

“To accommodate the predicted future growth in economic development required for Woking’s economy to grow, ensure sustainable employment development patterns, promote smart growth and business competitiveness, and allow for flexibility to cater for the changing needs of the economy the Council will:

- *permit redevelopment of outmoded employment floorspace to cater for modern business needs*

B Class Uses

1. Safeguard land within the employment areas for B uses”

- CS18 - Transport and accessibility
- CS21 - Design
- CS24 - Woking’s landscape and townscape
- CS25 - Presumption in favour of sustainable development

“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that

proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

Development Management DPD

- DM4 - Development in the vicinity of Basingstoke Canal
- DM16 - Servicing development

Site Allocations Development Plan Document (DPD) (2021)

- UA27 - Monument Way West Industrial Estate

“This 4.3 ha site is allocated for redevelopment for industrial/warehousing, for road infrastructure in the form of a fourth arm to the Sheerwater link road.”

Note: proposals for redevelopment the site are required to have regard to a series of criteria based considerations set out in UA27, although as this is temporary proposal, the majority of these considerations are not applicable.

6.0 Planning Assessment

Principle of development

- 6.1 Both the National Planning Policy Framework (2023) (NPPF) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development.
- 6.2 The proposed development would constitute the re-use of previously developed land (PDL) within the Urban Area and would provide an alternative temporary use of vacant land within an established industrial estate where 'B' uses are safeguarded / preferred (Policy CS15).
- 6.3 In this regard it would accord in principle with the spatial strategy for the Borough, set out in Policy CS1 of the Woking Core Strategy (2012) and the general provisions and objectives of Section 11 of the NPPF.

Temporary use

- 6.4 Permission is only being sought for temporary use as the site is under lease / licence and there remains the possibility that WBC may wish to develop the site in the future.
- 6.5 The proposal would therefore allow what would otherwise be a large plot of vacant land within an industrial estate to be used for a suitable and appropriate temporary use, which will provide economic benefits for the borough and sub region, as well as revenue for the Council.
- 6.6 It therefore accords with the advice in the NPPF on making effective use of land and would not compromise or undermine any future proposals to redevelop the site under Policy UA27.

Appearance and amenity impacts

- 6.7 The site is situated within an industrial estate, where there are a mix of commercial uses, including other established premises involved in the supply of ready mix concrete.
- 6.8 The site was previously a secure storage and distribution building / compound used by G4S, which included the palisade fence which remains in situ around its perimeter and the parking of a large number of vehicles (45+). When in use by G4S, there would have been the daily coming and going of a large number of vehicles.
- 6.9 The proposal involves the temporary use of the land for storage and distribution. There will be coming and going of a small number of vehicles (compared to the previous use) and some limited activity on site whilst the vehicles are being loaded. For large parts of the day the site will be dormant.

- 6.10 The silo and containers are not inappropriate structures within the site or its surroundings. They will be glimpsed above the palisade fencing but do not detract from the appearance of the industrial site or the wider area.
- 6.11 The backdrop to the site is the large telecommunication mast.
- 6.12 There are no nearby residential properties.
- 6.13 There would not therefore be any extenuating or harmful impacts of the temporary development on its surroundings.

Impact on Basingstoke Canal Conservation area

- 6.14 The site is located in close proximity but not directly adjacent to the Basingstoke Canal Conservation Area and is not therefore considered to harm the heritage asset.
- 6.15 The site forms part of an established industrial estate (parts of which are located adjacent to the BCCA). The temporary use of the site for storage and distribution, within an enclosed setting, is no different to many other prevailing uses within the estate and as such would not have any more of an effect on the BCCA.
- 6.16 It would therefore have a neutral effect on (i.e. preserve) the character and appearance of the BCCA.

Ecology / Biodiversity

- 6.17 The site comprises hardstanding (previously part of demolished storage building). As such, it is a sterile site and therefore has no / very minimal implications for ecology or biodiversity.
- 6.18 As it the proposal is temporary and involves small site / minor development it is also exempt from BNG.

Climate change

- 6.19 Given the nature of the proposal, there are little, if any, opportunities to positively affect climate change.

7.0 Conclusion

- 7.1 The site is within a sustainable urban location and would allow a suitable alternative 'B' use of what would otherwise be a large plot of vacant land within an industrial estate, which will provide economic benefits for the borough and sub region, as well as revenue for the Council.
- 7.2 It would make effective use of the land, in accordance with NPPF objectives.
- 7.3 It would only be a temporary use, so the Council will have the opportunity to re-assess the use at the end of the temporary period and will not prejudice the possible redevelopment of the site in the future.
- 7.4 It would involve significantly less comings and goings than the previous storage use (G4S).
- 7.5 There are other ready mix concrete companies already operating nearby / in the locality.
- 7.6 The heavy set palisade fencing will largely screen the vehicles and other items on the site, which will not detract from the appearance of the area.
- 7.7 There are no nearby residential dwellings that would be affected.
- 7.8 It would not affect the amenities of the area or the nearby BCCA.