

**AVISON
YOUNG**



Planning Statement

Aldi, Unit B Barnfield Drive, Chichester PO19 7AG

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Appendices

Appendix I Flood Risk Informative

Report title: Planning Statement

Prepared by: Adam Dixon (Graduate Planner)

Reviewed by: Penny Moss (Director)

Date: March 2024

For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This Planning Statement has been prepared by Avison Young and is submitted on behalf of Aldi Stores Limited (the applicant) in support of an application at Aldi, Unit B, Barnfield Drive, Chichester, PO19 7AG (the Site). The Site is located within the administrative boundary of Chichester District Council (CDC), who act as the Local Planning Authority (LPA). The description of development is as follows:

“Extension of plant area to the rear of the existing store.”

1.2 The following documents have been submitted in support of this application:

- Application Form and Fee;
- CIL Form;
- Planning Statement (this document);
- Planning Drawings;
 - Site Location Plan (ref. 20027-SHE-30-005C)
 - Proposed Site Plan (ref. 20027-SHE-30-006C)
 - Existing External Plant Area (ref. 20027-SHE-30-007B)
 - Proposed External Plant Area (ref. 20027-SHE-30-008C)
 - Existing Elevations (ref. 20027-SHE-30-009B)
 - Proposed Elevations (ref. 20027-SHE-30-010B)

2. Site and Surrounding Area

- 2.1 The Site is located to the northeast of Chichester, accessed from Barnfield Drive and Kingsmead Avenue. A Site Location Plan, identifying the sites location, has been submitted alongside the application. As per the Site Location Plan, the works will be focussed to the north of the Site, behind the existing retail unit.
- 2.2 The Aldi Store occupies Unit B of Barnfield Retail Park, with other units in the vicinity comprising a Home Bargains, Iceland (Food Warehouse), Halfords, Homebase and Solent Wholesale Carpets. The Aldi Store is directly adjacent to Barnfield Drive / Kingsmead Avenue, with the River Lavant waterway to the east and agricultural land to the north. The wider site comprises the retail store, associated access and carparking, and small parcels of landscaping. The nearest residential units lie within London Bridge Close, circa. 130m east of the Site.
- 2.3 The Site is located within Flood Zone 2 and is therefore classified as having a medium risk of flooding. The Site is not within a conservation area, nor does it contain any statutorily or locally listed buildings. There are no tree preservation orders on the Site.

3. Planning History

3.1 This section seeks to set out the relevant planning history for the site. CDC's online planning register identifies the relevant Site planning history as summarised below.

3.2 Firstly, outline permission (ref. 14/00505/OUT) was secured in July 2014 for the following works:

"Variation of Conditions of Outline Permission CC/12/00680/OUT (as varied by Outline Permission CC/13/02216/OUT) for redevelopment of former quarry and landfill site by the erection of non-food retail units (6,039 sq. m), external garden centre, kiosk (A1/A3), car parking and access together with creation of new landscaped riverside park. Amendments sought to enable development to be brought forward in phases."

3.3 Following this, an application (ref. 15/01435/FUL) for the variation of conditions 3, 6 and 37 of planning permission CC/14/00505/OUT to enable Unit 1B to be used as a discount retail store for the sale of convenience goods and an element of comparison goods was permitted in November 2015. The application sought to amend the conditions of the original outline permission to enable the Aldi Store to be delivered in line with the outline consent.

3.4 In February 2016, a reserved matters application (ref. 15/03719/REM) in respect of appearance, landscaping, layout, and scale following approval of outline application CC/14/00505/OUT and CC/15/01435/FUL for a discount retail store for the sale of convenience goods and an element of comparison goods (the existing Aldi Store) was permitted.

3.5 Subsequently, there have been two applications for advertisement consent on site (ref. 17/00705/ADV and 17/01802/ADV), permitted in May and August 2017, respectively.

4. Planning Application

4.1 The purpose of this section is to provide an overview of the proposed development for which planning permission is sought and to set out the specification of the planning application.

Description of Development

4.2 Planning permission is sought for the following description of development:

“Extension of plant area to the rear of the existing store.”

4.3 Detailed drawing of the proposals have been prepared by The Harris Partnership and accompany this application. The development proposals comprise:

- Incorporation of new plant to facilitate that ongoing energy requirements of the store, including the installation of Air Source Heat Pumps to increase efficiency.
- Minor extension to the plant cage and frame to accommodate the new plant.

4.4 Further details of the proposed development are included within the drawings that have been submitted alongside this application and prepared by The Harris Partnership.

5. Planning Policy Framework

5.1 The proposed development has been prepared in the context of relevant policy and guidance at the national, regional, and local levels. This section of the Planning Statement sets out the policy framework against which the scheme is subsequently assessed.

National Planning Policy Framework (2023)

5.2 The National Planning Policy Framework (NPPF) published by the Government, was last updated on 19th December 2023, and sets out the Government's national policy for planning issues in a single, comprehensive document.

5.3 The (NPPF) is a material consideration in the determination of planning applications. It sets out the government's overarching planning policies for England and how they are to be applied. The core message of the NPPF is a 'presumption in favour of sustainable development'.

The Development Plan

5.4 In accordance with Section 38(6) of the Planning and Compulsory Act (2004), planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the Site comprises the Chichester Local Plan:

- Chichester Local Plan: Key Policies 2014-2029 (2015);
- CDC Site Allocation Development Plan Document (2019);
- The West Sussex Joint Minerals and Waste Local Plans.

5.5 The Site falls within Chichester City Parish Neighbourhood Plan Boundary, however there is no made neighbourhood plan for Chichester City Parish at this time.

5.6 The adopted Chichester Local Plan: Key Policies 2014-2029 identifies within Policy 14 that the wider Barnfield Drive site is allocated for retail and employment use (Use Class A1, B1, B2 and B8) subject to a flood risk assessment and landfill gas risk assessment.

5.7 The Site is not situated within a conservation area and there are no statutorily or locally listed buildings on the Site.

Chichester Draft Local Plan 2021 – 2039

5.8 The Regulation 19 Chichester Local Plan 2021-2039 is expected to be submitted for examination in early 2024. Accordingly, the plan can now be considered to be at an 'Advanced Stage of Preparation' for the

purposes of Paragraph 48(a) of the NPPF. Subsequently, therefore it can be afforded moderate weight in the decision-making process. In line with the Local Development Scheme (2024), the draft Local Plan is intended to be adopted in Spring 2025.

6. Planning Assessment

6.1 This section provides an assessment of the proposed development against the planning policies summarised above. The key consideration in assessing the proposed planning application are as follows: Principle of Plant Extension and Sustainability; Flooding; and Design.

Principle of Plant Extension and Sustainability

6.2 CDC Local Plan Policy 40 (Sustainable Design and Construction) Part 4 outlines that proposals should apply sound sustainable design, good environmental practices, sustainable building techniques and technology. Additionally, Part 5 of the policy states that energy consumption will be minimised and the amount of energy supplied from renewable energy sources will be maximised.

6.3 CDC Draft Location Plan Objective 1 suggests that to mitigate and adapt to climate change, development must contribute towards a reduction of greenhouse gas emissions in line with the councils Climate Emergency Action Plan and the longer-term Government Objective to achieve net zero by 2050. This includes being resilient to climate change through incorporating sustainable design.

6.4 The proposed development includes the extension of plant to the rear of the Aldi Store. The works will be located in the service yard to the rear of the existing, located more than 130m from any residential use, as well as being hidden by established landscaping. This ensures that there will be no impact on the neighbouring amenity. The proposals also seek to provide additional air-source heat pumps to enable more efficient energy production on site, seeking to align with wider sustainability goals within both Local Plan and draft Local Plan policy.

Flooding

6.5 CDC Local Plan Policy 42 (Flood Risk and Water Management) seeks to avoid inappropriate development in areas of current or future risk of flooding. The policy also states that all development will be required to ensure that, as a minimum there is no net increase in surface water run-off.

6.6 Draft Local Plan Policy NE15 (Flood Risk and Water Management) outlines that development will be avoided in locations at current or future risk of flooding.

6.7 Please see **Appendix 1** for the Flood Risk Informative prepare in support of this application. Nonetheless, the proposed development, although located within Flood Zone 2, is considered to be extremely minor in comparison with the existing retail unit, with an insignificant impact on flood risk / water management. The proposals comprise a cage structure around new plant, which will ensure that

the area remains permeable, with little/no anticipated increase in surface run-off rates. It is therefore considered proposals align with both draft and adopted Local Plan policy.

Noise

- 6.8 CDC Local Plan Health and Well-Being Objective outlines in Paragraph 3.30 that the Council will seek to develop safe and secure living and working environments including monitoring of potential health hazards (e.g. Noise).
- 6.9 Draft Local Plan Policy NE20 (Pollution) outlines that development proposals must be designed to protect, and where possible, improve upon the amenities of existing and future residents, occupiers of buildings and the environment generally. Additionally, draft Local Plan Policy NE23 (Noise) Part 2 states that where noise generating development is proposed, any potential significant impact on the amenity and tranquillity of users of the site, by reason of noise disturbance and annoyance on the surrounding area or environment, including wildlife habitats, will be adequately mitigated or minimised to an acceptable level with details provided in a noise assessment.
- 6.10 Given the application is over 70m from the nearest neighbouring use, and over 130m from the nearest residential use, it is expected that there would be no significant noise impact from a minor increase to the existing plant area. The site's location to the rear of the commercial unit, and its proposed location alongside existing plant further mitigates any potential noise impacts on the surrounding environment. As such, the proposals comply with both draft Local Plan and adopted Local Plan policies.

Design

- 6.11 CDC Local Plan Policy 47 (Heritage and Design) Part 2 confirms that development should look to respect distinctive local character and sensitivity, with Part 3 further that, by suggesting that development should respect existing designed or natural landscapes.
- 6.12 The draft Local Plan Policy P8 (Materials and Detailing) Part 5 outlines that services, plant and equipment should be placed sympathetically, with Part 6 and 7 of the policy going on to outline that development proposal should avoid uncharacteristic detailing and the creation of discordant appearances.
- 6.13 Given the sites location to the rear of the commercial unit, largely hidden from view and publicly inaccessible, there is a distinct lack of character within the vicinity. As such, the proposals will have a negligible impact on the character, setting or context of the site and therefore accord with adopted Local Plan and draft Local Plan policy.

7. Conclusion

- 7.1 This Planning Statement is submitted in support of the full planning application, on behalf of Aldi Stores Limited, for the extension of plant area to the rear of the existing store, at Unit B Barnfield Dr, Chichester PO19 7AG.
- 7.2 To summarise, the proposed development would result in an increase in the energy efficiency of the existing store, contributing to wider sustainability goals in the District. It is anticipated that the additional plant will futureproof the existing store and strengthen Aldi's presence as an established foodstore within the area.
- 7.3 The proposals are understood to have negligible impacts on flooding, design, noise and amenity, given that the site is shielded by the existing retail unit and a well-established landscape. It is also a considerable distance from any neighbouring uses, and even further from any residential uses.
- 7.4 Overall, the proposals demonstrate compliance with the relevant national, strategic and local planning policy. We therefore respectfully request that Chichester District Council grant planning permission for the proposal.

Appendix I

Flood Risk Informative

Contact details

Enquiries

Adam Dixon
+44 7778098651
adam.dixon@avisonyoung.com

Visit us online

avisonyoung.com

Avison Young

65 Gresham Street, London EC2V 7NQ

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