



## PLANNING, DESIGN & ACCESS STATEMENT

Proposal: Change of Use from Class E (c)(i) (professional services) to Class F.1(a) (for the provision of education) to part the second floor and part of the ground floor.

Site: 30 -38 High Street, Haverhill, CB9 8BZ



**Project No: PRJ00022**

**Date:** November 2023

**Author:** PD

**Reviewed:** RL/VA

**Revision:** A

## 1.0 Introduction

- 1.1 This Planning Statement supports an application for full planning permission for the Change of Use from Class E (c)(i) (professional services) to Class F.1(a) (for the provision of education) to the part of the second floor and part of the ground floor.
- 1.2 The application is accompanied by;
- Location and Site Layout Plans;
  - Existing Floor Plans;
  - Proposed Plans and Elevations;
  - Planning Statement;
- 1.3 The purpose of this report is to demonstrate that the principal of development is acceptable in respect of both local and national planning policy and guidance.

## 2.0 Site

- 2.1 The application site is located at 30 -38 High Street, Haverhill and sits centrally on the high street.

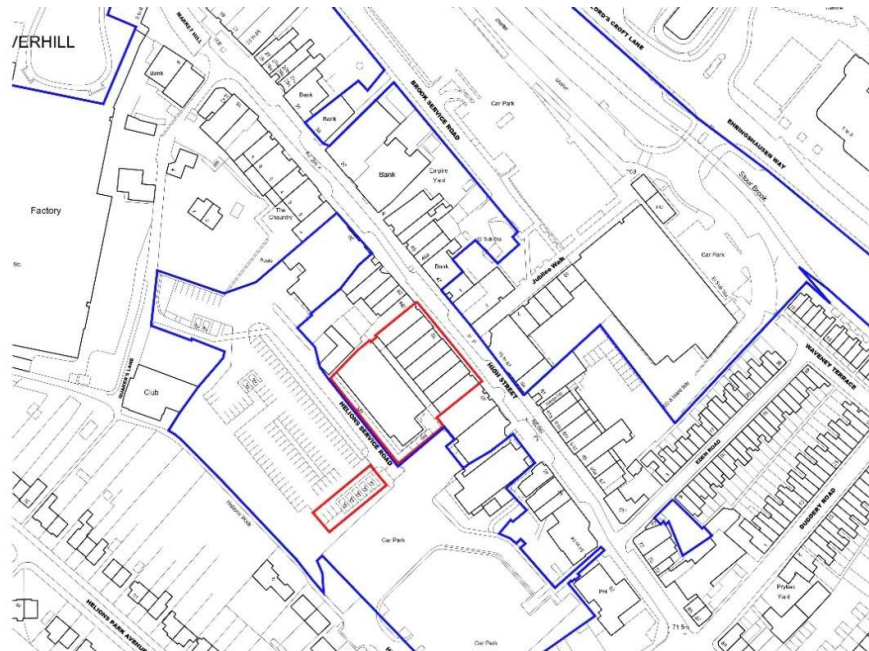


Figure 1: Site Location Plan

2.2 The change of use application refers only to part of the floor plate to 30 - 38. This being part of the ground floor and part of the second-floor plan for educational purposes.



Figure 2: Existing internal ground floor view looking out towards the high street.

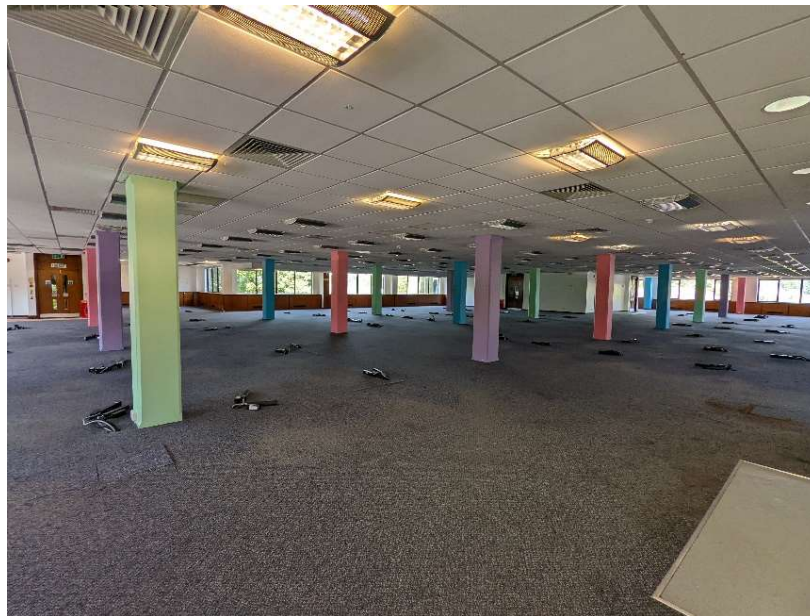


Figure 3: Existing vacant office interior view (Second Floor).



### 3.0 Proposal

- 3.1 This application seeks permission the Change of Use from Class E (c)(i) (professional services) to Class F.1(a) (for the provision of education) to part of the ground floor and part of the second floor.
- 3.2 Nearest public parking is located to the western edge of the site, which will provide adequate parking provision.
- 3.3 The ground floor area subject to the change of use on plan measures 85sqm (GIA), with the second floor measuring 427sqm (GIA).
- 3.4 Proposed works will include stripping out of existing services with proposed new M&E services, metal stud partitions, fixtures, fittings and generalised decoration/ making good.



Figure 4: External view of the High St entrance which will remain unaltered.

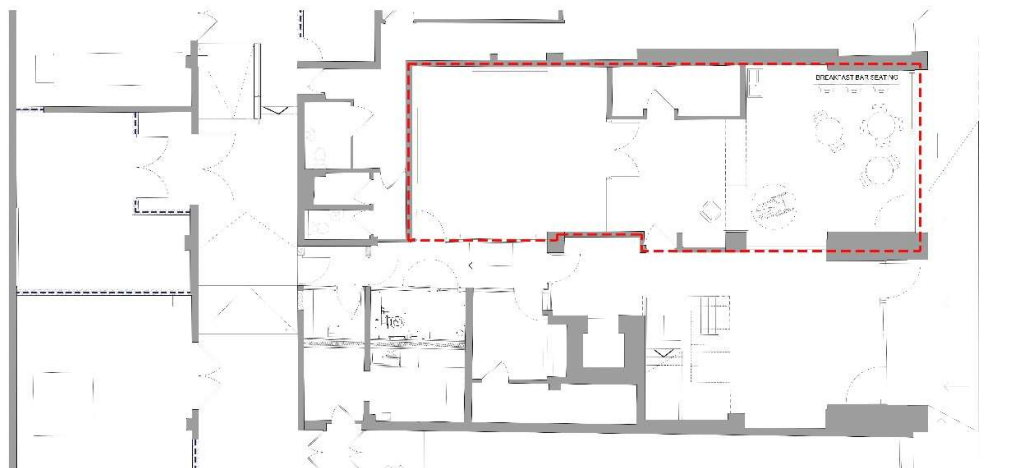


Figure 5: Dashed red line denotes floor area subject to the change of use.



Figure 6: Dashed red line denotes the extent of the second floor subject to the change of use application.

3.5 The proposals as set out above are shown in detail in the following drawings:

- PRJ000022-40-001 - Location Plan
- PRJ000022-40-002 -Proposed site Plan
- PRJ000022-40-003 – Existing Floor Plans
- PRJ000022-40-004- Existing Elevations
- PRJ000022-40-006 – Proposed Floor Plans
- PRJ000022-40-007 – Proposed Elevations

#### **4.0 Site History**

- 4.1 - E/76/1186/A – Decision date 7<sup>th</sup> July 1976 – Illuminated sign over main entrance - Approved
- E/77/1870/P - Decision date 26<sup>th</sup> May 1977 – Aluminium shop front with non-illuminated fascia – Approved
- E/79/3283/A – Decision date 1<sup>st</sup> November 1979 – Provision of internally illuminated double sided projecting box sign – Approved
- E/87/1821/a – Decision date 1<sup>st</sup> June 1987 - Provision of illuminated fascia sign as amended by letter dated 28th April 1987 indicating removal of unauthorised projecting sign and omitting replacement panels for that sign from proposal - Approved
- SE/02/1746/P – Decision date 13<sup>th</sup> May 2002 – Planning Application - Change of use from Class A2 (Financial and Professional Services) to Class A1 (Retail) - Approved
- SE/02/2091/P – Decision date 24<sup>th</sup> June 2002 - Installation of new shop front as amended by plan received 10th May 2002 indicating revised design – Approved
- DC/22/1888/FUL - Wed 04<sup>th</sup> Jan 2023 - Planning application - a. replacement of entrance door off High Street and associated glazing b. external bin collection point c. external platform lift d. goods lift to service yard

## **5.0 Planning Policy and Guidance**

### 5.1 National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

### 5.2 Local

Joint Development Management Policies Document (2015) comprises the following:

- Creating places – development principles and local distinctiveness - DM2
- Appropriate employments uses & protection of employments land & existing businesses – DM30
- Proposals for Main Town Centre Uses – DM35
- Local centres – DM36
- Public realm improvements – DM37
- Shop fronts & advertisements – DM38
- Transport assessments & travel – DM45
- Parking standards – DM46

## **Legislation**

5.3 Town and Country planning Act 1990 (As Amended)

## **6.0 Assessment**

6.1 The key issues are:

- Principle of development;
- Design character and appearance;
- Access and highway safety;
- Employment.

## **Principle of Development**

- 6.1 The change of use responds favourably to local plan policies, particularly DM2 (Creating Places), DM30 (Appropriate Employment Uses & Protection of Employment Land & Existing Businesses). The change of use to education provision (Class F.1(a)) and will bring economic benefit to the high street in the form of increased visitor numbers.
- 6.2 The NPPF requires local planning authorities to plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century; given the NPPF's emphasis on securing sustainable economic growth, it is not appropriate to restrict the use of employment areas solely to E class uses. The change of use will enhance the employment opportunities for local communities and fostering sustainable business growth by encouraging visitors to the high street and encouraging spending.
- 6.3 The proposed use itself is an appropriate one for this location and would be supported by policy DM35. The ground floor entrance unit is not currently retail and as such the necessary changes would not result in tension with the policy in terms of any loss of retail frontage in a primary shopping area.
- 6.4 In the context of policy DM30 the proposals can be viewed as satisfactory given the nature of the change of use.
- 6.5 Overall the proposals would preserve and enhance the significance of the building. Any perceived impacts of the proposed works would be outweighed by providing a benefit the local community and wider economy. The relationship of the proposals to surrounding buildings and uses would not give rise to any unacceptable impacts on future occupiers nor would the proposals compromise the use of the surrounding land.

## **Design, Character and Appearance**

- 6.6 As noted above the external appearance of the building will not alter.



## **Access and Highway Safety**

- 6.7 There is currently a large car park to the rear of the building.
- 6.8 The car park in question is not dedicated to No. 32 High Street, it is an underutilised public car park, but is well placed to serve it and includes disabled parking spaces and EV charge points to support town centre parking.
- 6.9 The proposals would not result in any adverse impacts on highway safety and the operation of the surrounding highway network over the existing lawful situation. The road geometry is not challenging on the surrounding road network. The proposals would utilise the existing access arrangements. On-site parking is ample which is located to the rear of the site and in accordance with Suffolk County Councils Guidance for parking (2014).
- 6.10 The site is located close to public transport links (bus services) in line with Policy DM 45 (Transport Assessment & Travel). Figure 11 shows that the nearest highways point ends at Helions Walk, as such the car park in question is wholly owned by West Suffolk Council.
- 6.11 We conclude the proposals accord with policy Transport Assessments & Travel paragraph 111 of the NPPF which states that, *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

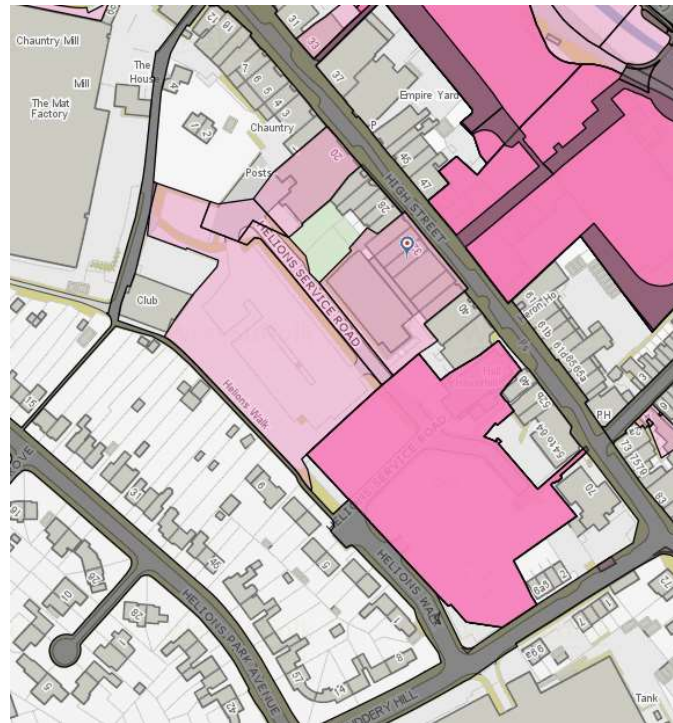


Figure 7: Shows the extent of West Suffolk Council's ownership in relation to the existing highways. Pink is in WSC ownership with the highways shown as a dark grey colour.

## **Arboricultural Impacts**

6.12 The proposals will have no adverse effect on trees or hedges.

## **Wildlife and Ecology Considerations**

6.13 There are no wildlife or ecology issues that will be affected by the proposed change of use.

## **Amenity Considerations**

### **Noise Impacts of the Development**

6.14 The proposed use will generate commensurate external building activity that currently exists with the current building use. An element of evening classes are proposed as well as some weekend teaching.

### **Contamination Risks on Site**

6.15 There are no contamination risks on site.

### **Flooding Risks on Site**

6.16 The site is not located in either Flood Zone 2 or 3. The site is also not identified by the Environment Agency as being at risk of flooding by surface water. The proposals would not result in the increase of impermeable surfaces at the site and therefore no change in downstream flooding would result. The proposals would therefore accord with paragraph 159 of the NPPF.

## **Employment**

6.17 The proposed change of use is supported in policy DM 30 'an alternative use or mix of uses would assist in urban regeneration and offer greater benefits to the community in meeting local business and employment needs.

## **7.0 Conclusion**

7.1 There are no amenity, contamination or flood risk issues thus enabling the proposal to comply with NPPF and Local Plan policies. The proposals will provide a boost to the local economy and encourage growth to the High Street.