

BERRYS

PROPERTY | BUSINESS | PLANNING

PLANNING STATEMENT

CHANGE OF USE OF MIXED USE B1/B2/B8 INDUSTRIAL UNIT TO B1/B2/B8 INDUSTRIAL UNIT AND DANCE STUDIO (USE CLASS D2)

In respect of

UNIT 2, PINNACLE CLOSE, CREASE DROVE BUSINESS PARK,
PHOENIX LANE, CROWLAND, LINCOLNSHIRE PE6 0GB

June 2019



RTPI
mediation of space · making of place



RICS

PLANNING REPORT

APPLICANT'S DETAILS

South Holland District Council

PROJECT

Planning Statement to support planning application for the change of use of an existing B1/B2/B8 industrial unit to B1/B2/B8 industrial unit and dance studio (Use Class D2)

ISSUED BY



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CONTENTS

1	INTRODUCTION	1
2	THE SITE AND PROPOSED DEVELOPMENT	2
3	PLANNING HISTORY	5
4	PLANNING POLICY FRAMEWORK	7
5	ASSESSMENT	12
6	CONCLUSIONS	19

APPENDICES

APPENDIX 1 – COPY OF CROWLAND DANCE COMPANY’S COMMUNITY INTEREST STATEMENT

1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Berrys on behalf of South Holland District Council ('the Applicant') to support an application for the change of use of Unit 2, Pinnacle Close, Crease Drove Business Park, Phoenix Lane, Crowland, Lincolnshire PE6 0GB from a mixed-use B1/B2 /B8 commercial unit to mixed-use B1/B2 /B8 commercial unit and Class D2 for use as a dance studio. The unit is currently vacant and has been so since early 2019.
- 1.2 There will be no changes to the external appearance, access and parking arrangements, which will remain as existing.
- 1.3 The following documents have been submitted in support of this application:
- Completed planning application form, ownership certificate and other forms as necessary;
 - Planning Statement prepared by Berrys;
 - Flood Risk Assessment prepared by BWB Consulting;
 - Community Interest Statement prepared by Crowland Dance Company;
 - 1:2500 Site Location Plan prepared by South Holland District Council;
 - Site Location Plan drawing ref. P391 – L(2)100;
 - Site Layout Plan – Layout and Drainage drawing ref. P391-L(2) 002D
 - Existing and Proposed Floor Plan drawing ref. P391 – L92) 006D; and
 - Planning application fee in the sum of £462.00.

Structure of the Report

- 1.4 For ease of reference, this Statement is structured as follows:
- Section 2 - sets out the site and the proposals;
 - Section 3 – analyses the development and planning history of the site and comparable development proposals across the District;
 - Section 4 - considers the relevant national and local planning policy;
 - Section 5 - describes the emerging retail/leisure trends;
 - Section 6 - provides an assessment of the application proposals against the requirements set out in earlier sections of this Statement; and
 - Section 7 - provides the conclusions.

2 THE SITE AND PROPOSED DEVELOPMENT

The Site

- 2.1 The site, Unit 2, Pinnacle Close, Crease Drove Business Park, Phoenix Lane, Crowland is a modest-sized mid-terrace modern commercial building sited between two other commercial units. The premises extends to a total area of 112.5m² across a typical rectangular plan. Pedestrian access to the application premises and the other units is taken directly from the car park which lies immediately to the front of the building.
- 2.2 The car park is accessed from Crease Drove and includes 17 no. car parking spaces, 7 no. disabled spaces and 16 no. safe and secure cycle stands. Plant serving the entire industrial complex is located to the side of Unit 1 and extract is located to the rear of each unit.
- 2.3 The premises is within the ownership of South Holland District Council. The site is currently vacant and has been so since February 2019. Since marketing began approximately 6 months ago there has been very limited interest in the unit. with only two commercial enquiries into the unit. Both of the enquiries have been from D2 operators interested in occupation of the premises.
- 2.4 The site is located outside the Crowland settlement boundary and within 1.0 kilometre of the Crowland Town Centre which lies to the north-east of the site. As such, it comprises a sustainable location and lies within ready walking and cycling distance of Crowland Town Centre and most of the built-up area of the town.
- 2.5 Crowland is a medium-sized town with a good range of local services and facilities, including retail provision, restaurants/cafes, public houses, community facilities and services, employment opportunities and public transport links.
- 2.6 There are two well-defined routes which link the site to Crowland, namely a continuous and uninterrupted pedestrian footway along Crease Drove, Harvester Way and Peterborough Road into the centre of Crowland, and along the lightly trafficked Crease Drove, which provides pedestrian and cycle links to the western portion of Crowland.

- 2.7 The nearest bus stops lie approximately 630 metres walking distance, and are located along Peterborough Road, to the north-east of the site. The bus stops are served by service 37, which provides regular weekday and weekend services to Peterborough and Spalding.



*Location of application site indicated red within the context of the Crowland built-up area
(to the north and east)*

The Proposals

- 2.8 The application seeks planning permission for the change of use of Unit 2 (112m²) from Class B1/B2/B8 mixed use to Class B1/B2/B8 mixed use with Class D2 for use as a community dance studio.
- 2.9 The intended tenant and occupier of the unit is Crowland Dance Company. The Crowland Dance Company is a medium-sized dance company which offers cheerleading and other dance classes to teenagers and children. The layout includes an extensive internal open-plan space and high quality fit out specification to ensure the studio can be used by the entire membership in single dance sessions.

Design and Internal Alterations

- 2.10 The current proposals do not include any alterations to the external appearance or the interior of the building. The dance studio will be largely open plan and will not necessitate any internal alterations to the building at all. In addition to the large

principal open space to the building, the premises also comprises a modest internal office and W.C.

Access & Parking

- 2.11 No changes are proposed to access and parking arrangements which will remain as per the existing arrangements. Pedestrian access will be taken direct from the existing car park, which provides level and accessible access for wheelchairs, etc.
- 2.12 Crowland Dance Company is a community facility and access will be available to members of the dance studio only. Access to the dance studio is not possible without being a member of the Crowland Dance Company.
- 2.13 Crowland Dance Company will operate a drop off and collection only scheme for the facility. Therefore, in most circumstances, cars will not be permitted to park or wait for a substantial length of time if users are members of the dance group. Parents will be informed of the no parking policy to ensure that the majority of group members are simply dropped off and picked up by their parents at agreed times.
- 2.14 It is considered that there is sufficient parking available to serve the facility for staff members and other occasional visitors. Moreover, there are a number of cycle stands available for use by occupiers and visitors to the industrial units including Unit 2, which will encourage cycle trips to and from the dance studio.

Other Issues

- 2.15 The site lies within Flood Zone 3 according to the Environment Agency's Indicative Flood Risk Map. However, a full detailed Flood Risk Assessment and Drainage Strategy was produced in support of the original planning application which concluded that the development would not increase flood risk on the site or elsewhere, and was a sustainable form of development.

3 PLANNING HISTORY

3.1 A review of the South Holland District Council online planning register illustrates that the following planning applications are relevant in respect of the application site:

- LPA planning application ref. H02-0440-09 – A planning application seeking permission for the erection of seven industrial units and associated works was submitted to the Local Planning Authority in June 2009. The application was subsequently approved on 10th August 2009 and the units were completed in accordance with the approved plans and drawings.
- LPA planning application ref. H02-0032-10 – A revised planning application seeking permission for a non-material amendment to reduce the number of units to 6 incorporating alterations was submitted to the LPA in January 2010. The application was subsequently approved on 11th February 2010.
- The pre-commencement and pre-occupation planning conditions imposed on the revised planning permission were lawfully discharged and the industrial estate was completed in the summer of 2010.

Related Planning History

3.2 A review of the District Council's website has also illustrated that a number of comparable planning applications have been submitted and approved within the District in recent years. These applications and development proposals provide a close precedent in respect of the accompanying planning application:

- LPA planning permission ref. H16-0388-14 – A planning application seeking permission for the change of use of a building for the proposed dance studio and groundsman/maintenance person flat at a property named Frenfields, Rangell Gate, Spalding was submitted to the LPA in June 2014. The application was refused by the LPA on 24th October 2014 on grounds of the unsustainable location of the site outside of any defined settlement location; and the lack of accessibility of the site.
- LPA planning permission ref. H16-0903-14 – A resubmission planning application seeking permission for a proposed dance studio at the same site (Frenfields, Rangell Gate, Spalding) was resubmitted in October 2014. The Officer Report noted that *'given that the Local Plan and NPPF promote sustainable leisure development, the determining factor in this case is whether a dance studio is*

appropriate and necessary in this location...The applicant has now provided more detailed information indicating that extensive attempts have been made to find a suitable site within Spalding itself, but without success...Having considered the additional information provided and advice within the NPPF it is now considered that there is an identified need for such a facility in this location'. The application was subsequently approved by the Council Planning Committee and the decision notice issued on 3rd December 2014.

4 PLANNING POLICY FRAMEWORK

- 4.1 In accordance with Section 38(6) of the Planning Compulsory Purchase Act 2004, any planning application for new development should be judged in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The development plan for the area comprises the South East Lincolnshire Local Plan 2011 – 2036, which was adopted in March 2019. All other policies contained within the previous versions of the development plan have been superseded.
- 4.3 The following documents/guidance are material considerations in the determination of this application:
- National Planning Policy Framework (NPPF), revised version issued February 2019; and,
 - Planning Practice Guidance (PPG) issued March 2014 (as amended).

National Planning Policy Framework

- 4.4 National planning policy guidance is provided by the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). Both are material considerations in the determination of the planning application.
- 4.5 As regards the NPPF, Paragraph 8 ‘achieving sustainable development’ identifies the three overarching objectives which define sustainable development. The documents confirm that they are all considered to be interdependent and advises that they need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective – 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;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect

current and future needs and support communities' health, social and cultural well-being; and

- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.6 In considering sustainable development, Paragraph 11 of the NPPF states that LPAs should identify the development needs of their areas and are required to “positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change” (our emphasis) unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.7 Paragraph 80 advises that 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 local 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.

4.8 Paragraph 81 goes on to explain that planning policies should:

- Set out a clear economic visions and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
- Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

4.9 Paragraph 83 explains that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

Paragraph 84 advises that planning policies and decisions should recognise that site not meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations not well served by public transport. In these circumstance sit will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example, by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 4.10 Paragraph 109 emphasises 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.
- 4.11 Section 8 'Promoting healthy and safe communities' states the importance of sport and recreation facilities and the contribution they can make to the health and well-being of communities. It states that planning policies should be based on robust and up to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

Local Development Plan

South East Lincolnshire Local Plan 2011-2036

- 4.12 Policy 3: Design of New Development - states that all development will create distinctive places through the use of high-quality and inclusive design and layout. Development proposals will demonstrate how the following issues (*inter alia*), where they are relevant to the proposal, will be secured: creating a sense of place, distinguishing between private and public space; accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways; the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking; residential amenity; and the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDs).
- 4.13 Policy 4: Approach to Flood Risk explains that change of use proposals of existing buildings will be supported providing they do not pose an increase in risk to people. Change of use that would result in self-contained ground floor residential

accommodation in areas of hazard rating 'danger for some', 'danger for most' and 'danger for all' will not be supported.

- 4.14 Policy 7: Improving South East Lincolnshire's Employment Land Portfolio – The South East Lincolnshire authorities, will, in principle, support proposals which assist in the delivery of economic prosperity and some 17,600 jobs in the area, of which 13,800 new jobs will be created in South Holland District. Of these, about 10,300 jobs will fall into Class B.
- 4.15 Policy 7 goes on to explain that the Policies Map identifies Main Employment Areas, which are reserved for main employment in Classes B1, B2 and B8. The application site, and the wider Crease Drove Business Park, are identified as being a 'Main Employment Area' (Site Reference CRO01).
- 4.16 Policy 32: Community, Health and Well-being – Development shall contribute to the creation of socially-cohesive and inclusive communities; reducing health inequalities; and improving the communities health and well-being. To this end, development will not be allowed unless it (where possible and appropriate):
- Creates environments which (*inter alia*):
 - discourage crime and disorder, and do not create the fear of crime;
 - are accessible to all sections of the community;
 - facilitate walking, cycling and public transport use; and
 - encourage community use.
- 4.17 The development of new community facilities will be supported, provide that they are located so as to be:
- As close as possible to the community they will serve;
 - Readily accessible by public transport, on foot, and by bicycle;
 - Compatible with nearby uses and the character and appearance of the neighbourhood; and
 - Located and designed to enable (where possible) shared use with other services/facilities.
- 4.18 Supporting Paragraph 7.6.4 explains that the Local Plan looks at the ways in which development should contribute to the creation of a healthy community, which is defined in the PPG as '*a good place to grow up and grow old in. It is one which supports*

healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate, encourage:

- *Active healthy lifestyles that are made easy through the pattern of development, good urban design, places for food growing, and is accessible by walking and cycling and public transport;*
- *The creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.*

- 4.19 Policy 36: Vehicle and Cycle Parking – explains that all new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities in Appendix 6 of the Local Plan.

Appendix 6 sets out that a business (B1 Class) unit should have 1 car space per 30m² and 1 cycle stand per 200m²; general industrial (B2 Class) should have 1 car space per 65m² and 1 cycle stand per 200m²; and, storage and distribution use (B8 Class) should have 1 car space per 150m² and 1 cycle stand per 1,000m². Parking standards in respect of Use Class D2 will be assessed on a site-by-site basis.

South Lincolnshire Town Centre and Retail Capacity Study 2013

- 4.20 In 2011 Applied Planning were commissioned to undertake a Town Centre and Retail Capacity Study as part of the evidence base to the emerging Local Plan. The Study also focussed on leisure provision in the Plan area. The purpose of the study was to assess the current convenience and comparison retail and leisure offer across South East Lincolnshire, and quantify the need for new floorspace over the period covered by the forthcoming Local Plan. The emerging retail and leisure trends, health checks and assessment of commercial leisure provision are applicable.

5 ASSESSMENT

Background

- 5.1 The accompanying planning application seeks permission for the change of use of Unit 2, Crease Drove Business Park, Phoenix Lane, Crowland, Lincolnshire to widen the range of lawful uses at the premises to include B1/B2/B8 industrial uses and D2 assembly and leisure (to be used as a dance studio).
- 5.2 Should the planning application be approved, the occupier will be Crowland Dance Company, an organisation which provides movement, dance and cheerleading classes and training to younger people, from toddlers to young adults.
- 5.3 Crowland Dance Company is a local community-based organisation which promotes participation in sport, keep fit, social skills, as well as health and well-being. The Company is a fully recognised Community Interest Company (CIC) which operates to support local people, with a particular emphasis of supporting young people and people with disabilities. A CIC such as the Crowland Dance Company is a special form of non-charitable limited company, which primarily operates to benefit the local community and a set up to pursue a social purpose instead of a purely commercial one. Any surplus that the Dance Company makes is reinvested in training equipment, performance outfits and aids to continue to further improve the quality of teaching and development for its members.
- 5.4 As a CIC, Crowland Dance Company has a clear commitment to a communal cause and to pursue social objectives, such as its commitment to establish and grow a dance and movement organisation to provide keep fit, physical health and well-being, and social cohesion opportunities to younger people and disabled people in the local community.
- 5.5 The Dance Company currently has approximately 80 athletes between the ages of 4 to 26 years old. The company provides the opportunity to participate in physical structured engagement, with opportunities to develop social skills such as leadership and engagement qualities. The Company also provides opportunities for participation in national and international competitions, which helps boost young peoples' confidence and other social abilities.

- 5.6 The Company is currently mainly based at the small Methodist Church in Crowland on an informal, temporary basis. The nature of the occupation of the Church is such that the Company often has to find other community centres and halls in the area from week to week. This is clearly unsatisfactory for the long-term aspirations of the dance school. Due to the continued success and growth of the company, it finds itself in a position whereby it needs to relocate to find larger premises with an open plan and is of sufficient space, floor area and layout to meet its requirements on a stable, secure long-term basis.
- 5.7 As noted above, the premises are within the ownership of South Holland District Council. The site is currently vacant and has been so since February 2019. Since marketing began approximately 6 months ago there has been very limited interest in the unit. with only two commercial enquiries into the unit. Both of the enquiries have been from D2 operators interested in occupation of the premises, which demonstrates the lack of commercial activity or interest in the property as a traditional employment unit, and the level of interest as an assembly and leisure (D2 Use) unit. It is also worth noting that Unit 5 within the same industrial estate (Crease Drove Business Park) has also been vacant since January 2019 with no significant commercial interest received. This may point to a lack of interest in the properties as B1/B2/B8 uses at the current time.

Principle of Development

- 5.8 This planning application seeks the change of use of premises within B1/B2/B8 mixed use to B1/B2/B8 mixed use with dance studio (assembly and leisure) D2 use. There is an existing commercial interest in the property as a dance studio. This application seeks to provide the applicant, owner and prospective tenant with greater certainty and clarity with regard to use of the unit.
- 5.9 The change of use to include D2 (assembly and leisure) use for use as a dance studio will ensure that the premises is commercially viable once again. Indeed, there is existing commercial interest in the property for use as a dance studio. It is proposed that the unit will be occupied by a business offering dance and movement lessons to young adults, children and toddlers. The lawful use of the property as a dance studio (assembly and leisure) D2 use will help to secure this interest. This accords with Paragraphs 11 and 80 of the National Planning Policy Framework (NPPF).

- 5.10 The unit does not require any internal or external alterations for its use as a dance studio. It is imperative to the occupier that the premises is of open plan design and spacious to ensure that medium-sized groups can use the facility at the same time. The customer activity will therefore be focussed in the main area of the premises.

Job Creation

- 5.11 There is the potential for additional staff to be employed as a result of this development. It is also expected that a variety of types of posts will be created, including permanent and temporary and full-time and part-time posts. This anticipated creation of additional staff posts will assist the District Council in meeting its job growth and economic development targets, as set by the extant development plan.

Highways Considerations and Parking Provision

- 5.12 Parking will be provided by the existing car park serving the wider industrial estate. Local guidance in respect of parking standards is set out in the Council's development plan. The guidance notes that all proposed parking provision for D2 uses will be assessed on a case-by-case basis.
- 5.13 It is noted that the existing use of the premises as a B1/B2/B8 mixed use premises will generate demand for parking spaces. In this case it is difficult to ascertain precisely the quantum of parking demand for the proposed dance studio. However, attention is drawn to the fact that the premises is extremely accessible and within walking and cycling distance of the entire built-up area of Crowland. There will therefore be a potential reduction in the total demand for parking spaces generated by the dance studio as alternative modes of transport are available to serve the site. In addition, the dance company will not permit parents to park or wait at the site for any length of time. Parents will be expected to drop off and collect their children from the dance studio only, without the need to use the existing parking spaces.
- 5.14 In the circumstances, it is clear that the change of use to a dance studio will not have a serve impact on the road network or an unacceptable impact on highway safety, as per the advice contained within Paragraph 109 of the NPPF.
- 5.15 The published standards also require adequate storage provision for an appropriate number of cycles, which can be achieved within the property or be accommodated at

the existing bike storage area immediately to the west of the property, which is available for use by all occupiers and visitors to the industrial estate.

Accessibility

- 5.16 The site is located at the edge of the Crowland built-up framework and close to the main A16 arterial route. It is approximately 5.5 miles from the eastern edge of Peterborough. It is accessible to a large number of properties and other employment premises that are all within walking and cycling distance. Crowland is also accessible by weekday and weekend bus services to Peterborough and Spalding.
- 5.17 The location of the unit close to Crowland will provide opportunities for staff, customers and visitors to arrive by foot and cycle. There is a continuous and uninterrupted footpath between the site and the centre of Crowland (along Crease Drove, Harvester Way and Peterborough Road), and a continuous link between the site and the west side of Crowland via Crease Drove. The travel choices available to staff, customers and visitors of the site include safe travel by foot or cycle. The premises is therefore within an accessible location that provides travel choices and will promote sustainable transport modes.

Lack of Suitable Sites Within the Identified Town Centres

- 5.18 Attention is drawn to the prospective occupiers' requirements. The applicant provides dance sessions and lessons for younger persons to meet an identified local need. Such operations require premises to satisfactorily accommodate commercial needs. It is essential that a room/studio be provided to ensure small to medium-sized groups of people can undertake the dance classes/sessions within a single open plan and spacious room.
- 5.19 Other than the prospective occupier of the premises, Crowland does not have a comparable dance facility for use by the local community, despite a recognised demand for such an activity. This is due to a number of factors, including the lack of suitable units and premises available within Crowland itself. The market for people to make use of a dance/keep fit activity is clear, but the town itself does not have many suitable premises. This is reflected by the fact that Crowland Dance Company do not have a permanent single premises to host its dance classes, and is instead forced to move between community halls and other venues on an ad-hoc basis. This is clearly entirely unsuitable and unsatisfactory for the long-term growth of the business. The

only suitable premises within Crowland are to be found on the Crease Drove Industrial Estate.

- 5.20 The principal towns within South Holland of Spalding, Holbeach and Crowland are all historic market towns which grew due to their locations close to the River Welland and as marketplaces to their large agricultural hinterlands. The historic morphology has resulted in attractive, historic market towns with commercial centres consisting of a High Street and surrounding area. However, the town centres are also constrained by traditional small retail units which predominately front onto the High Streets, surrounding town centre streets and other arterial routes. These types of units are not suitable for the type of services and operation the applicant wishes to run, by virtue of their small size and often poor layout of the units.
- 5.21 Moreover the applicant is constrained by current planning policy. The development plan designates a Primary Shopping Frontage within the main two settlements within South Holland, Spalding and Crowland. The purpose of Primary Shopping Frontage is to retain A1 uses within centres. This proposal seeks a change of use to D2 (assembly and leisure).
- 5.22 In addition, the towns are generally constrained by a poor local road network. The High Streets are busy local roads which form the main north-south route through each town. The main routes through Spalding are partly pedestrianised. The vehicular sections are subject to parking and waiting 'at any time' restrictions along their lengths. Moreover, the majority of the units along each High Street and the wider areas are poorly served for delivery/service vehicles.
- 5.23 The Crowland Dance Company is focussed on providing movement and dance lessons and sessions for young adults, children, toddlers and people with disabilities. It is considered that the overall customer profile and nature of the customers and visitors to the premises as a dance studio will mean that there should be an element of parking close to the unit to provide accessibility to people with disabilities or younger children.

Design Considerations

- 5.24 The application is for a change of use only and does not result in any alternations to the external appearance of the building. On this basis, there are no design issues to consider.

Amenity Considerations

- 5.25 Policy 3 of the South Lincolnshire Local Plan states that all development will create distinctive places through the use of high-quality and inclusive design and layout. Development proposals will demonstrate how their impact on residential amenity will be addressed.
- 5.26 The site lies within an established commercial business park and some distance from the nearest residential property. It is therefore not considered that the use of the premises as a dance studio will harm residential amenity.

Flood Risk

- 5.27 The site lies within Flood Zone 3 as illustrated on the Environment Agency's Indicative Flood Zone Map. However, the proposed development seeks permission for a change of use and will not increase the amount of built development at the site. Therefore, the development proposals will not increase flood risk on the site or elsewhere, and will utilise the existing already-approved drainage arrangements from the site.
- 5.28 A complete Flood Risk Assessment has been prepared by BWB Consulting and has been submitted in support of the planning application. It should be read in conjunction with this Statement. The Flood Risk Assessment concludes that *'there is not considered to be a significant risk of direct flooding to the site. Appropriate mitigation measures including setting finished levels and flood warning considerations are considered suitable to address the residual risk of flooding'*.
- 5.29 Overall, we consider that the change of use proposal accords with Policy 4 of the South Lincolnshire Local Plan, which permits change of use development proposals which do not pose an increase in risk to people.

Community Cohesion & Social Inclusion

- 5.30 The proposal will provide suitable premises for a much-needed and much-valued community facility for Crowland and the surrounding rural area. It will meet a strong and growing local demand for diverse dance training facilities for youngsters in Crowland and the surrounding area. The proposal also seeks to reduce health and social inequalities by addressing the needs from across all sections and sub-groups of the community, and specifically younger persons, young adults and young children.

The proposed change of use therefore is in complete accordance with Policy 32 of the South Lincolnshire Local Plan.

6 CONCLUSIONS

6.1 This planning statement has been produced by Berrys in support of a planning application for the change of use of a vacant unit a mixed B1/B2/B8 use to widen the uses at the premises to include class D2 use for use as a dance studio. Having regard to the assessment above, we consider the proposal to be acceptable for the following reasons:

- The proposals relate to the widening of lawful planning use of an existing industrial unit to provide a mixed use B1/B2/B8 industrial unit with assembly and leisure dance studio (D2 use);
- The Local Planning Authority has set a strong precedent for this type of change of use proposal by approving a similar planning application for a change of use for a dance school recently (planning application ref. H16-0903-14);
- Whilst the proposal will result in the loss of a former commercial unit, the unit is currently vacant. Therefore, there will be no net loss of overall employment floorspace. The traditional employment floorspace use will merely be broadened by a non-‘B’-use employment-generating floorspace, which has shown clear and strong interest in the property;
- The proposals will also significantly enhance the vitality and viability of the local economy by bringing back into economic use an otherwise vacant unit;
- The change of use responds to changing leisure trends and allows businesses to respond to emerging market requirements in accordance with the NPPF which promotes sustainable economic development and requires flexibility in policies to allow response to change;
- Is located in an accessible location with access to a wide choice of public transport infrastructure;
- Will not result in any impact on the amenity of neighbours;
- Will not increase flood risk or danger to people; and
- Results in other economic benefits including the creation of new jobs and greater prosperity to the local area.

6.2 It has been demonstrated the proposal complies with all relevant planning policies and it is respectfully requested that full planning consent be granted accordingly.

APPENDIX 1

Copy of Crowland Dance Company's Community Interest Statement

Please ensure this form is placed at the top of your application when posted to Companies House and the company name is consistent throughout all documents.

CIC 36

Declarations on Formation of a Community Interest Company¹

Please complete in typescript, or in bold black capitals.

Company Name in full

CROWLAND DANCE COMPANY CIC

Community Interest Company

SECTION A: COMMUNITY INTEREST STATEMENT – beneficiaries

1. We/I, the undersigned, declare that the company will carry on its activities for the benefit of the community, or a section of the community². [Insert a short description of the community, or section of the community, which it is intended that the company will benefit below]³

The company's activities will provide benefit to ...

residents and community groups of Crowland, and the surrounding areas. This includes both male and females, from children up to adults.

COMPANY NAME

CROWLAND DANCE COMPANY CIC

SECTION B: Community Interest Statement – Activities & Related Benefit

Please indicate how it is proposed that the company's activities will benefit the community, or a section of the community. Please provide as much detail as possible to enable the CIC Regulator to make an informed decision about whether your proposed company is eligible to become a community interest company. It would be useful if you were to explain how you think your company will be different from a commercial company providing similar services or products for individual or personal gain.

Activities (Tell us here what the company is being set up to do)	How will the activity benefit the community? <i>(The community will benefit by...)</i>
Engaging People in Physical Activities:	The community will benefit as they will be able to participate in high-quality cheerleading and dance training. Our classes promote participation in sport, social skills, as well as health and wellbeing. We currently have approximately 80 athletes from age 4 to 26 and accept members of all ages. Crowland Dance Company provide children and young adults the opportunity to participate in physical structured engagement, with excellent opportunities to develop leadership skills. We also provide opportunities for participation in National and International competitions, which helps to boost athlete's confidence.
Sports in Schools	We can offer cheerleading and dance training within schools, as part of the school P.E. curriculum or as an after-school club. This benefits the community as it improves children's' fitness, whilst also creating healthy lifestyle habits.

Special Needs in Sport.	This will benefit the community as we offer an inclusive environment for disabled athletes to participate in sports. Our staff have regular CPD training, to support all our athletes and aid participation irrespective of their disability.
Provide Work Experience.	We can provide work experience opportunities for volunteers and young people, where they gain first-hand experience of what it is like to work for a sports group which aims to better our community. Participants gain hands-on knowledge and skills, which can be used to support them in life and beyond their work experience placement.
Facilities and Equipment for Hire.	Many organisations want to have their own equipment and facilities, but do not have the time, resource or space available. We can provide equipment and facilities that can be hired by local teams and community groups. This is a practical and cost effect solution to their problems, which we can offer to the community.
If the company makes any surplus it will be used for... training equipment, performance outfits and aids to continue to further improve the quality of teaching and development.	

(Please continue on separate sheet if necessary.)

COMPANY NAME

CROWLAND DANCE COMPANY CIC

SECTION C:

1. We/I, the undersigned, declare that the company in respect of which this application is made will not be:

- (a) a political party;
- (b) a political campaigning organisation; or
- (c) a subsidiary of a political party or of a political campaigning organisation.⁴

SECTION D:

Each person who will be a first director of the company must sign the declarations.

Signed



Date

10/06/2019

Signed

Date

Signed

Date

Signed

Date

Signed

Date

Signed

Date

Signed

Date

Signed

Date

Signed

Date

Signed

Date

CHECKLIST

Have the first directors signed the CIC36?

Is the company name consistent throughout all documents being sent?

This form must be accompanied by the following documents:

- (a) Memorandum of Association
- (b) Articles of Association, which comply with requirements imposed by section 32 of the Act and Part 3 of the Regulations or which are otherwise appropriate in connection with becoming a community interest company
- (c) Form IN01- you need to indicate that the proposed company is adopting bespoke articles.
- (d) Any completed continuation sheets
- (e) A cheque or postal order for £35 made payable to Companies House

You do not have to give any contact information in the box opposite but if you do, it will help the Registrar of Companies to contact you if there is a query on the form. The contact information that you give will be visible to searchers of the public record.

	Tel
DX Number	DX Exchange

When you have completed and signed this form, please ensure it is placed at the top of your application and send it to the Registrar of Companies at:

For companies registered in England and Wales: New Companies Section, Companies House, Crown Way, Cardiff, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland: Companies House, 4th Floor, Edinburgh Quay 2, 139 Fountainbridge, EH3 9FF DX 235 Edinburgh

For companies registered in Northern Ireland: Companies House, 2nd Floor, The Linenhall, 32-38 Linenhall Street, Belfast, BT2 8BG

NOTES

¹ This form will be placed on the public record. Any information relevant to the application that you do not wish to appear on the public record, should be described in a separate letter addressed to the CIC Regulator and delivered to the Registrar of Companies with the other documents.

² The community interest test is referred to in section 35 of the Companies (Audit, Investigations and Community Enterprise) Act 2004 and is expanded upon in regulations 3, 4 & 5 of the Regulations.

³ E.g. "the residents of Oldtown" or "those suffering from XYZ disease".

⁴ A company is not eligible to be formed as a community interest company if it will be an "excluded company". If you are not sure whether the company which you wish to form falls into any of these categories, you should refer to the definitions of the terms "political party", "political campaigning organisation" and "subsidiary" (and of the related terms "election", "governmental authority", "public authority" and "referendum") in Regulation 2 of the Regulations before completing this form.