

## **Report PC54/14 Agenda Item 11 - Appendix 6**

### **Former Syngenta site – recent planning history**

The site's owners sought pre-application advice from SDNPA in Summer 2013 for the redevelopment of all the existing buildings on the Highfield part of the site to provide 250 dwellings including retention and extension of employment floorspace (SDNP/13/01672/PRE). The Officer's opinion was that the proposal had not sought to justify the exceptional circumstances or the public interest to justify an exception to the presumption against major development in National Parks (para. 116 of the NPPF). The proposal was also identified as falling short in terms of the design of the development according to SDNPA's Design Review Panel. Further no evidence had been provided to demonstrate that the use of the site or buildings for commercial purposes is no longer appropriate.

A lawful development certificate sought to confirm that the permitted use of the buildings on the Highfield site fall within use class B1(a) offices. Although the use is dormant at present, it was considered that the use of the whole planning unit is B1(a) offices but certain individual buildings such as the Conference Centre were put to ancillary uses (SDNP/13/03520/LDE). SDNPA has since confirmed in writing that a change of use from B1 (offices) to class C3 (residential) meets the criteria for permitted development, however further consents would be needed in order to construct the development (SDNP/14/01014/DCOU).