

ELawrence
PLANNING

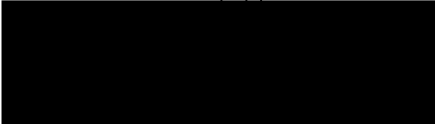
Mr J Baeza
Senior Planning Officer
Arun District Council
Civic Offices
Maltravers Road
Littlehampton
West Sussex

Dear Mr Baeza

**Redevelopment of nursery site to form 8 No. small commercial units.
Old barn Nursery, Dappers Lane, Angmering.**

I have pleasure in enclosing my client's planning application for the above. If you require further information please do not hesitate to contact me.

Yours sincerely,



Elizabeth Lawrence

Chartered Town Planner

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Old Barn Nursery Design and Access Statement

Physical Context

The site is located within a long established residential, nursery and commercial area to the northeast of the main built up area of Angmering. The existing building comprises a large commercial glasshouse and was previously used for a busy commercial glasshouse enterprise. For the last 2 years no agricultural or horticultural businesses have operated from the site due to lack of viability.

This part of Angmering has been identified during the Local plan review as having potential for housing and other development to help meet the needs of the District.

Social & Planning Context

The overall planning policies of relevance to this application have been set out in the National Planning Policy Framework (NPPF).

The NPPF seeks to achieve sustainable development, which has three dimensions, namely:

- An economic role;
- A social role; and
- An environmental role.

With this in mind the planning system should contribute to building a strong, responsive and competitive economy; and protect the natural and built environment.

The NPPF introduces a presumption in favour of sustainable development. Where a development accords with an up-to-date Local Plan it should be approved. Local Planning Authorities should positively seek opportunities to meet the development needs of their area. Where the development plan is out-of-date planning permission should be granted unless the scheme would result in significant and demonstrable adverse impacts. In this instance the Arun District Local Plan is extremely out of date.

The Core principles of the NPPF are to adopt a pro-active approach and in relation to the economy it states that the Government is committed to securing economic growth in order to create jobs and prosperity. The Government is also committed to ensuring that the planning system does everything it can to support economic growth. Within rural areas planning policies should support economic growth, which includes supporting the sustainable growth and expansion of all types of business, through conversion and new buildings.

At local level policy DEV 1 of the Arun District Local Plan supports the conversion of existing rural buildings for commercial uses. Policy Dev8 allows for additional commercial floor space in the rural area to meet the needs of local businesses where there needs cannot be met elsewhere. Not only is this more restrictive than the NPPF, the Local Plan contains no policies which deal with the replacement of redundant glasshouse buildings and the redevelopment of former commercial horticultural sites in accessible locations.

Overall, in terms of policy there is a presumption in favour of granting planning permission for the scheme unless it would cause material harm.

Local Interest

ADC has been consulted regarding the redevelopment of the site over the past 9 months.

Evaluation

Constraints & Opportunities

- The extent of the site is fixed and it is currently located in a rural area.
- To make a contribution to the supply of commercial floor space within Arun District.
- To make full and effective use of a redundant commercial site in an accessible location.
- To help meet the current demand for small industrial units in the locality.
- To remove the existing redundant glasshouse and to generally improve the condition and appearance of the site.
- To introduce boundary planting to screen the site from the adjoining land to the north and east.

Design principles

The design of the scheme was informed by the following factors:

- To screen the yard/parking area and main front of the units from the adjoining countryside to the north and east.
- To locate the units on the east side of the site, away from nearby housing.
- To design the buildings to be in keeping with other commercial units on the site.
- To keep the units modest in height and form.
- To provide adequate on-site parking and turning
- To provide units and parking areas that are accessible for disabled persons.

Amount of Development

The proposed floor area is less than that of the existing glasshouse, at some 675m².

Layout

The layout was informed by the design principles. In particular there is a large open area for parking and turning and the units all face into the central turning area. The disabled parking spaces have been located close to the units and HGV turning is provided centrally. All of the units are readily accessible by HGVs.

Scale and Appearance

The scheme is for 8 small units to cater for small local businesses. The building will occupy only a very small proportion of the site and its ridge height has been kept very low. The scheme makes a very modest use of the site.

The units have been designed to reflect the design and appearance of other commercial units on the nursery. They would have rendered/brick front elevations and the remainder of the elevations would be corrugated steel. The overall building would have a corrugated steel roof. The precise colour of the units would be to LPA approval, although it is envisaged that they would be dark blue, or grey or brown.

Landscaping

The existing fence along the western boundary would be reduced to 2 metres in height. To the west of this fence is a tall solid row of trees. The northern and eastern boundaries of the site would have traditional field hedges planted. The species would include Hawthorn, Blackthorn Field Maple and Dog Rose. They would be planted in a double row at 30 cm centres and the whips would range between 60 and 100cm in height.

Access

The existing access to the nursery would be used to serve the units. Both the access and the turning and parking area would be flat and suitable for disabled access. Similarly the units would be suitable for disabled use.

Flood risk Assessment

The site is not located in an area at risk of flooding and the proposed development would not increase the risk of flooding elsewhere.

Parking and traffic assessment

See separate assessment

Cycles spaces and waste

The plans make provision for on site waste storage and cycle storage. The waste will be collected by a private contractor and hence there is no need for facilities adjacent to the highway.

External lighting

The site adjoins the open countryside to the east and north and thus the layout has been designed to reduce the need for external lighting around the edges of the site. The units have been sited to minimize light spillage and the lighting within the yard area will accord with the advice in "Lighting in the countryside – Towards Good Practice".

Drainage

The site is already connected to mains drainage for foul water. Surface water will be disposed of via soak-a-ways within the parking and turning area. This area is to be surfaced with type one to facilitate free drainage.

Biodiversity

The site is already developed with a large commercial glasshouse and hard surfacing. It is devoid of trees, shrubs or other wildlife habitats. Hence there is no need for a full biodiversity assessment.

Land contamination

The glasshouse has been used for the growing of pot plants, etc and the yard area has been used for the storage of hardcore for use on the nursery and parking. Neither this use nor the proposed use raise any contamination issues. However the applicant would welcome a condition which requires the appropriate treatment of any contamination found during construction works.