



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

Date: August 2017

DESIGN, ACCESS & PLANNING STATEMENT

Site Address: Garden to the west of Avenals Barn, Water Lane,
Angmering, West Sussex

Proposed Works: 3No. Proposed 2-bedroom holiday homes

Introduction

This statement accompanies an outline planning application for 3No. 2-bedroom rental properties formed into the shape of a traditional stable block.

The proposed units are to be positioned on the redundant enclosed tennis court (35.1m x 16.9m) to the west of Avenals Barn.

The proposed site is indicated by the red line on the site plans. The blue line indicates the remaining boundary of Avenals Barn.

The proposed units will be accessed via the existing entrance to Avenals Barn from Water Lane. The existing gravel driveway running through Avenals Barn will provide full access to the new units. No additional work will be required to the access as this driveway extends to the existing tennis court.

The owners of Avenals Barn propose to use the 3 units as rental homes and will manage these from their property adjacent to the proposals.

The site

Avenals Barn was converted into a residential dwelling in the early 90's.

The barn originally formed part of Avenals Farm House to the south but was separated as part of a successful planning application in 1990. The Farm House is Grade II Listed, however the Barn and the site have no listing.

There is an extension to the western elevation of the original barn which also forms part of the conversion. To the east there is a storage barn, which has recently been subject to a successful planning application to convert this to a habitable building. This will be ancillary to the main house and is attached to Avenals Barn by way of an overhanging roof structure. These works are due to be started soon.

There are further detached buildings on site used for storage and as garages. All the main buildings are flint walled with red brick quoins and window dressings and slate roofs. Brick buttresses have been added to the northern and eastern elevations of the storage barn.

The area of the site measures 1850m² or 0.185ha and is located at the eastern end of Angmering village.

The site is located outside of the defined built up area and is set back from the public highway. A large pond and a land drainage stream run between the highway and the site. Mature trees surround the site to the north and east and therefore the site will be unseen from Water Lane.

Water Lane is subject to traffic calming measures and therefore traffic is slow moving.

The proposed site is a redundant tarmacadam tennis court that is enclosed by a tall chain link fence. The tennis court measures 35.1m (north to south) by 16.9m (east to west).

A large hedge borders the site to the north and east. The hedge to the east will be cut back to provide small cottage gardens to the rear of the development. These will be landscaped accordingly with a combination of hard and soft landscaping to compliment the cottage feel.

There is a large flint wall and hedge to the south boundary. The eastern boundary is partly the end wall of Avenals Barn and a large flint wall that encloses the garden of the existing Barn. Due to the defined boundaries the plot of land is already separated from the main residential dwelling. New gates at the end of the existing driveway will completely close and separate this area of land.

There are large fields to the west and south west that may be subject to future development.

The birds eye photograph below shows the tennis court to the eastern end of Avenals Barn and indicates the defined boundaries.



Planning statement

The site is brownfield and situated close to the defined built up area boundaries. The site forms part of Avenals Barn and has been previously developed.

The redundant tennis court is in bad state of repair and has been un-used for several years. The client feels that this brownfield land has no value as it serves no current purpose. The client could resurface the tennis court, however the loss of this area will have no impact upon the existing dwelling. The existing garden areas to Avenals Barn, which includes the picturesque pond, are extensive and the tennis court is a segregated area that is primarily unused.

The site is sustainably located within easy reach of Angmering village and Angmering railway station using public transport. The nearest bus stops are in Weavers Hill and Merryfield Crescent. The nearby A280 offers good links to the A27 and the main superstores on the A259.

Currently the Council does not have an adopted, up to date, Local Plan in which a 5 year housing land supply is identified. Therefore we have to adopt the policies from the National Planning Policy Framework. Paragraph 49 of the NPPF will states:-

'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'.

In the heart of the framework is the presumption in favour of sustainable development. The NPPF states:-

"There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles: an economic role ... a social role ... and an environmental role. These roles should not be undertaken in isolation, because they are mutually dependent.

Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions,"

The NPPF encourages brownfield and previously-developed land being brought back into use, provided it is not of high environmental value, supports reductions in greenhouse gas emissions, and avoidance of inappropriate development in areas at risk of flooding. It also sets out protections for the historic environment, requires that developments are designed and built to high standards, and advocates the delivery of sustainable transport solutions.

For decision making this entails supporting development appraisals that accord with the development plan and where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework indicate development should be resisted.

Therefore using the National framework the proposed development will need to be sustainable and demonstrate that the proposals will not have any adverse impact to the environment and local community. It is our opinion that the proposal will not have environmental impact and will be sustainable. The proposals will include:-

- All materials are to be locally sourced and will match the existing buildings.
- Rainwater will be re-used by installing a rainwater harvesting tank and water butts to water the garden areas.
- The existing Klargester sewage treatment plant in the corner of the plot was installed a few years ago and has the capacity to serve the new units. Therefore no sewage or rainwater will impact the existing public drainage network.
- The client will consider air source heat pumps and photovoltaic panels to ensure that the new units will have a low running cost.
- The log burners are to be biomass type stoves and will assist the heating system.
- The units will comply will be designed to meet the latest Building Regulations in 'Conservation, Fuel and Power' thus significantly reducing

the amount of carbon produced and consequently having less of an impact upon the environment and climate change.

- All discarded materials will be re-used or recycled as part of a waste management programme.
- A shed will be allocated to each unit to allow the safe storage of cycles.
- A shared refuse and recycling area will be formed.

The south coast has benefited from growth in recent years. House prices are increasing and there is huge need for further housing. As stated above Arun District Council have not adopted an up to date Local Plan in which a 5 year housing land supply is identified. Paragraph 47 of the NPPF seeks to significantly boost the supply of housing and paragraph 50 requires local authorities to plan for a mixture of housing, including meeting the needs of those wishing to build their own homes. The client is proposing to manage the build of these properties themselves and once constructed use them to rent out as an income.

We are aware of several other planning applications outside of the built up area but the majority of these are on Greenfield sites. As stated above, the NPPF **encourages brownfield and previously-developed land being brought back into use.** Using these guidelines we feel that the proposals will provide a good use for the land which will benefit the economic, social and environmental needs for the area.

Use:

The proposed 3No. units will be used for rental income for the clients. Each unit will have 2 bedrooms and will have a cottage garden. There will be a communal courtyard to the front which complement the overall design.

Amount:

The area of the site measures 1850m² or 0.185ha and is located at the eastern end of Angmering village. The existing tennis court measures 35.1m x 16.9m. The new block of 3 units will measure 31m x 16.3m, thus the proposed block will sit in the same position as the tennis court.

Scale:

Avenals Barn was converted to a residential property in the early 90's. The western wing of the existing barn is single storey with flint work and a slate pitched roof. The proposed units are single storey and of similar appearance and scale to the existing Barn. The existing plot of land is separated from the main dwelling by way of large flint walls, mature trees and hedges. The existing driveway will have new gated access therefore we feel the new development will be separated and will not dominate or harm the existing dwelling.

Layout:

Each unit will have a floor area of 107m² and will have a very similar layout. The proposed development will be formed in the shape of a traditional stable block with a feature courtyard garden at the front. The parking area will be located at the front of the development and will be finished with shingle to match the existing driveway.

Landscaping:

As stated each property will have a separate cottage garden and will feature a mixture of hard and soft landscaping. Each unit will have a small patio area adjacent to the glazed doors at the rear. A full landscaping plan will be provided at a later time which will include the feature courtyard garden at the front.

Appearance:

- | | |
|-----------------|--|
| External wall - | Facing brickwork to low plinth.
Black stained timber cladding to upper walls
2 feature gable walls finished with flint work to match existing boundary walls and the Barn. |
| Roof - | Slate to match existing Barn. |
| Windows/doors - | Painted timber to match. |

We believe the proposed development will *exhibit a high standard of design and layout* in accordance with local policies.

Foul and Surface Water

The existing Klargester sewage treatment plant in the corner of the plot was installed a few years ago and has the capacity to serve the new units. The surface water will be drained to soakaways in accordance with the Building Regulations. The parking areas will be gravel and will be permeable.

Therefore no sewage or rainwater will impact the existing public drainage network.

Access:

Water Lane is a main access road into Angmering village and has been the subject of traffic calming measures in recent years. The section of road outside Avenals Barn is restricted to 30mph and is slow moving due right of way traffic in the easterly direction. We are aware that the Parish Council have objected to another planning application using the same access due to visibility splays. However this is an existing access which serves a large Barn and a Farm House and several other buildings. As stated above the road is slow moving due to traffic calming measures and therefore it is our opinion that additional usage would have minimal impact.

The existing gravel driveway through Avenals Barn will be used to gain direct access to the new development. A gate will be include adjacent to the new site to divide this area from the residential Barn. Sufficient parking will be provided to allow guests to park adjacent to the holiday homes.

Refuse / recycling collection:

A shared covered refuse area will be provided adjacent to the front gate as shown on the plan. Wheelie bins will be provided for guests to separate refuse and recycling.

Previous planning approvals:

Whilst evaluating this proposal it is worth looking at other applications within the Arun District:

A/27/16/PL – Broadlees, Dappers Lane – Approval for 53 apartments –
Departure from the Development Plan

A/142/16/OUT – Merry England Nursery, Dappers Lane – Approval for 18No.
dwelling - Departure from the Development Plan

A/184/15/PL – Herons Farm, Dappers Lane – 2No. holiday cottages – Departure
from the Local Plan

A/188/15/OUT – Wood Desihn Workshop, Roundstone by Pass – 1No. dwelling –
Deaprture from the Local Plan.

All of the above applications have been approved by Arun DC and were all for dwellings outside of the built up area. The majority of these were on Brownfield sites.

Summary

The key issues of principle here are whether the proposed development would be sustainable, in terms of its location and its impact on the character of the area. There would clearly be an economic benefit both in its construction and, once built. The development would provide temporary employment through the construction of the dwellings. The client would employ a local builder and tradesmen that would benefit the local economy. The additional residents resulting from the development will assist and support local business, particularly retailers and suppliers located in the village centre.

The site is sustainably located in regard to proximity to public transport and other local facilities via non-car modes of transport. It is also within a good network of roads which reduces the need to pass through the village centre. There is a cycle lane outside the main entrance in Water Lane which will assist future residents to access the village centre.

The NPPF encourages brownfield and previously-developed land being brought back into use. We feel that the proposal will benefit the local community, increase trade and will make good use of land that is currently redundant.

We are aware that the proposed site is outside of the Built Up area and therefore strict countryside policies will apply, including Policy HD1 within the Neighbourhood Plan. However in light of the above we believe that the development will be sustainable and provide an economic boost to the village of Angmering.

Several other planning applications have been successful for proposed developments outside of the built up area. We believe this application has many similarities with these applications.

In regard to the character we have carefully designed a sympathetic scheme that will enhance this previously unused and redundant land. The proposed development will form the shape of a stable block and will use materials that will complement the existing Barn. No part of the development will be seen from the road and the proposals will have no adverse impact on the neighbours. Therefore we believe that there are no 'significant or demonstrable' adverse impacts associated with the development.

We understand this is a sensitive area but feel confident that the sustainable proposals will make to best use of the land and will assist with the need to build further housing within the district.