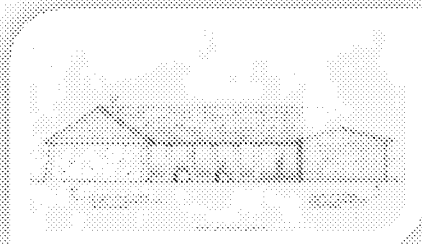
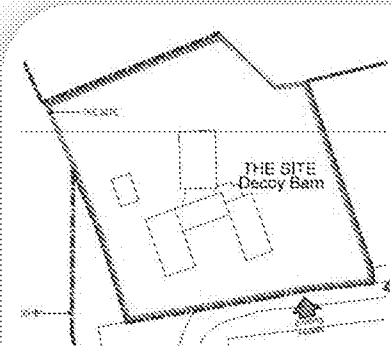


Batcheller Monkhouse



Stables and Barns at Decoy Lane, Poling

Planning Statement

Town and Country Planning Act 1990

February 2018

Prepared by Batcheller Monkhouse

Statement Overview

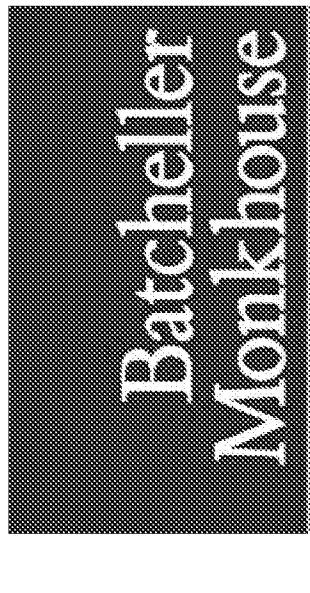
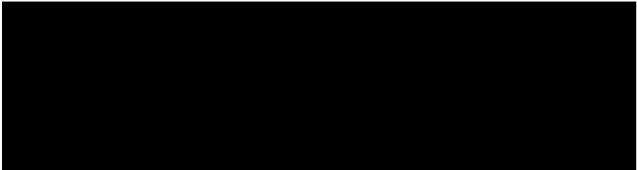
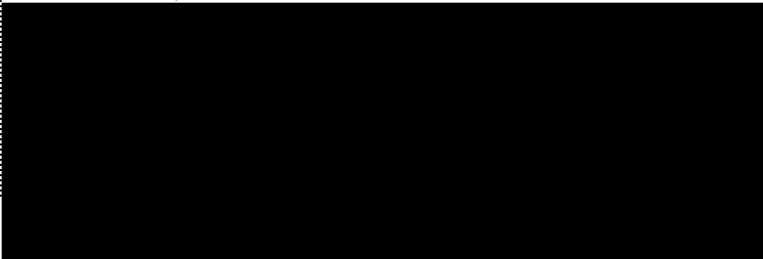
PROJECT OVERVIEW

Conversion of stables and barns to form a dwelling with associated works at Decoy Cottage, Poling, West Sussex.

PREPARED FOR

Mr and Mrs Halls

PREPARED BY

	OFFICE LOCATION	CLARE BARTLETT MRTPI, PIEMA Head of Planning, Partner
	Batcheller Monkhouse 3-5 Swan Court Station Road Pulborough West Sussex, RH20 1RL	 

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1. INTRODUCTION

- 1.1 This Planning Statement is prepared on behalf of Mr and Mrs Halls who are the owners of Decoy Cottage in Poling in support of a full Planning Application for the following development.

Conversion of stables and barns to form a dwelling with associated works

The planning application is supported by the following documents and plans:

Table 1 – Planning Application Documents

Reports	
Planning Statement	
Design and Access Statement	
Bat Survey Report	
Letter from Structural Surveyor	
Planning Summary	
Application forms	
Biodiversity Checklist	
Ownership Certificate	
Drawing	
144301B	Site Location and Block Plan
DBAE01B	Existing Site Plan
DBAE02B	Existing Ground Floor Plan
DBAE03B	Existing Roof Plan
DBAE04A	Existing South Elevation
DBAE05A	Existing East Elevation
DBAE06A	Existing North Elevation
DBAE07A	Existing West Elevation
144302B	Proposed Site Plan
144303C	Proposed Ground Floor
144304A	Proposed Roof Plan
144305	Proposed South Elevation
144306	Proposed East Elevation
144307	Proposed North Elevation
144308	Proposed West Elevation
144309	Proposed Section

- 1.2 This Planning Statement includes a discussion of the following matters:-

- Site description
- Planning history
- Details of the proposed development
- Policy context
- Appraisal

2. THE SITE

- 2.1 The application site is situated at the end of Decoy Lane in Poling, opposite Decoy Cottage.
- 2.2 The application site extends to 0.187 hectares and consists of stabling arranged around a small yard with a redundant barn to the rear.
- 2.3 The details of the individual buildings are as follows:

Table 2 – Details of Buildings

Building Ref.	Dimensions	Floor Area	Current use
1	4m x 9.2m	36.8sqm	Garaging
2	3.6m x 10.1m with 1m x 3.7m roof overhang on western side	36.3sqm	Stabling
3	8.2m x 3.9m	31.98sqm	Stabling
4	5.5m x 8.1m	44.55sqm	Storage

- 2.4 The arrangement of buildings is shown on the Site Plan attached at Appendix A.
- 2.5 The stable buildings have in the past accommodated up to 5 horses. However demand for stabling in this location has dwindled and today just one horse is kept at the stables. The only bridleways in the area are located to the north on the far side of the A27 requiring horses to cross four lanes of fast flowing traffic to be exercised. The increase in traffic on the A27 now makes this very difficult and there have been a number of incidents involving cars and horses. The one horse that is kept at the stables is old and infirm and does not require the usual level of exercise.
- 2.6 Building 1 is constructed from a masonry wall with a concrete floor and corrugated roof. The building is thought to be around 200 years old and features some interesting buttressing.
- 2.7 Building 2 is a timber framed and clad building.
- 2.8 Building 3 is a timber framed and clad building comprising loose boxes with a corrugated roof.
- 2.9 Building 4 is located to the rear of the other buildings and features masonry walls and a corrugated roof. This building is thought to be at least 200 years old.
- 2.10 A small building measuring approximately 16sqm is located to the west of the buildings close to the western boundary.
- 2.11 Decoy Cottage is located opposite the application site. Decoy Cottage is a Grade II listed residential building which has been occupied by the applicants since 1993. Also owned by the applicants is the land to east which has been laid to grass. To the west of the site is a public footpath and agricultural land and to the north is farmland and further paddocks.
- 2.12 Decoy Lane is a single-track road which links the site to the A27. There are a number of businesses served by Decoy Lane close to its junction with the A27.
- 2.13 The site is located within Poling approximately one mile away from Angmering and seven miles from Arundel which provide a range of services and facilities.

2.14 The distance from the site to these facilities is shown below.

Table 3 – Distance of site to facilities

Map Ref (please see Appendix B)	Details	Distance to site
Shops		
1	Supermarket	2.9 miles
2	Convenience Store	1.5 miles
2	Post Office	1.5 miles
Healthcare		
3	Doctors Surgery	1.5 miles
4	Dentist Surgery	2.9 miles
Schools		
5	Primary School	1 mile
6	Secondary School	2.2 miles
6	Sixth Form College	2.2 miles
Leisure Facilities		
7	Recreation and sports fields	1 mile
8	Leisure Centre	4.7 miles
Public Transport		
9	Bus stops	0.2 miles
10	Train Station	2.3 miles

3. PLANNING HISTORY

- 3.1 The application site has not been the subject of any previous applications.
- 3.2 A pre-application submission was made to Arun District Council seeking advice on a similar proposal involving the conversion of the buildings to form a residential dwelling.
- 3.3 The advice received is attached at Appendix B and is discussed within Section 4 of this report.

4. THE PROPOSAL

4.1 The existing buildings are now largely redundant and an alternative use for them is sought.

4.2 A residential use is the preferred use for the following reasons:

- The buildings are in relatively close proximity to Decoy Cottage where commercial uses and associated traffic would not be desirable.
- The cost of converting the buildings to a commercial reuse would be unlikely to be financially viable.
- The buildings have no visibility from the main road making them an unattractive option for many commercial uses.

4.3 The advice of a structural surveyor has been sought to consider the suitability of the buildings for conversion. The advice received is that the buildings are structurally sound and could support a residential reuse, although some modifications would be advisable to ensure an optimum end result.

4.4 A residential conversion is therefore proposed.

4.5 The buildings are in good condition, as confirmed by the structural survey. They are currently detached from one another. However, this is not readily apparent as the overhanging roof of the stables touch and the gap between the two stables is narrow. The barn is well shielded to the rear of the property and at its closest point is only 90cm away from the stables. Small extensions to Buildings 2 and 3 are therefore proposed totalling 18.2sqm. The western wall of Building 2 would be extended outwards to meet the eaves of Building 3 which would also be extended outwards into the courtyard to improve the living space and the barn would be extended in the direction of the stables to attach. A link totalling 8.5sqm would connect Building 3 to Building 4 to the rear.

4.6 These are not significant additions and represent a 26.7sqm increase in floorspace on the site. They enable an efficient use of all buildings without significantly altering the character or appearance of the site when viewed from public vantage points.

4.7 If considered necessary however, the small building on the western boundary measuring 16sqm could be removed as part of the proposal to reduce the increase in built form on the site.

4.8 New openings for windows are kept to a minimum on the outward facing elevations, sufficient to enable the buildings to function as a dwelling without affecting the character of the buildings. Glazed doors are proposed to the southern elevation of Building 3 to maximise solar gain and natural daylight. This elevation faces into the courtyard and is not readily visible.

4.9 In relation to the roof, this is in good condition and could be reused. However, there is an awkward arrangement where differing pitches join. It is also relatively lightweight and additional trussed elements would need to be incorporated to support insulation and a heavier cladding than the existing. The planning application therefore proposes a replacement roof at a consistent pitch across all four buildings.

- 4.10 Existing roof lights on Building 4 will be replaced with conservation roof lights.
- 4.11 Parking is proposed to the north of the buildings on an area currently used for parking in connection with the stables. This location is screened from view from the public footpath to the west.
- 4.12 Car parking for Decoy Cottage would be retained to the side (north) of that property.
- 4.13 The proposed dwelling would provide 177sqm of accommodation.
- 4.14 The proposed development would sit within an already well-defined curtilage measuring 1.87 hectares in total which would provide approximately 1650sqm of garden and amenity land.

Pre-Application Response

- 4.15 As mentioned previously, a pre-application submission was made to Arun District Council in June 2017 and the response is attached at Appendix C. Table 4 below summarises the comments received and explains how each has been addressed.

Table 4 – Pre-application response

Comment	Applicants' Response
The proposal would not accord with Local Plan policies GEN2 and GEN3 by reason of being located in the countryside.	These policies are largely time expired and given the 2.09 year Housing Land Supply position that exists in the Arun District limited weight can be attached to them (this approach is currently accepted by Arun District Council)
The proposal would not accord with Neighbourhood Plan policies Policy HD1 and HD2 by reason of being located outside the Built Up Area Boundary and not forming part of a housing allocation.	By reason of the 2.09 year Housing Land Supply position that exists in the Arun District and the age of the Neighbourhood Plan, limited weight can be attached to it.
The proposal may be acceptable under Policy DEV2 of the Arun Local Plan.	Agreed
A full structural survey and a conversion statement should be submitted to show the building is structurally sound and capable of conversion without rebuilding or significant alteration or extension.	This has been prepared by Graves Jenkins and is submitted with the planning application. It confirms the buildings are structurally sound and capable of conversion without significant work being required.
The curtilage is excessive and should be reduced.	The curtilage shown in the pre-application submission measured 0.362 hectares. This has now been reduced to 0.187 hectares.
The size of the dwelling at 196sqm will accord with the Nationally Described Space Standards, and the scheme provides more than adequate private outdoor amenity space.	Agreed

The proposal would accord with policy GEN7 being of single storey construction which avoids adverse overlooking, and a conversion utilising the existing structure.	Agreed
Comment	Applicants' Response
The site is distant from services, although within an acceptable walking distance to a bus stop and is considered to conflict with paragraph 7 of the NPPF.	The NPPF does allow for the conversion of rural buildings which by their nature will be more remotely located. The benefits of putting largely redundant buildings back into effective reuse are considered to outweigh this concern. It is also important to note that Policy DEV2 does not contain locational criteria and similar schemes in comparable locations elsewhere have been considered acceptable when considered against Policy DEV2 and the NPPF.
The proposal will generate a small economic benefit through the employment during conversion and additional council tax receipts.	Agreed
The provision of a new dwelling will be of minimal social benefit.	The addition of one family sized dwelling to Arun's housing stock, whilst small, is still of benefit particularly when considered against the significant housing shortfall that exists in the district.

5. PLANNING BACKGROUND

- 5.1 Planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The relevant Development Plan for the site comprises the saved policies of the Arun Local Plan (2003) and the Angmering Neighbourhood Plan (2014).
- 5.3 The National Planning Policy Framework (NPPF) is also a material consideration.
- 5.4 A new Arun Local Plan is currently being prepared which once adopted will replace the 2003 Local Plan.

Saved Policies of the Arun Local Plan (2003)

- 5.5 The Local Plan Proposals Map identifies the site as lying outside a built up area boundary (BUAB) but is unaffected by any statutory designations.
- 5.6 Policy GEN2 states that development will not be permitted outside the built-up area boundary (BUAB) unless it is consistent with other policies.
- 5.7 Policy GEN3 outlines how the plan will protect the countryside, stating that development outside of BUAB will not be permitted unless it meets the needs of agriculture, forestry, mineral extraction or the deposit of waste.
- 5.8 Policies GEN2 and GEN3 were prepared as part of a plan that was adopted in 2003 and which caters for the district's development needs up to 2011 only. The plan was also written prior to the NPPF. Various appeal inspectors have determined that policies GEN2 and GEN3 can only be attributed limited weight due to the lack of a 5 year housing land supply within the Arun District.
- 5.9 Policy GEN7 sets out the need for high quality design and layout.
- 5.10 Policy GEN22 states that permission for development will not be permitted where alterations or extensions would adversely affect the setting of a building of historic interest.
- 5.11 Policy DEV2 outlines the criteria for the conversion of rural buildings. It states attempts must have been made to market and use the premises for business purposes; the building is structurally sound; the resultant building and use will not have an adverse effect on the rural character; there is no effect on historic or architecturally important buildings and their setting; and, the traffic generated can be safely accommodate by the site and proposed access route.
- 5.12 Policy DEV2 is arguably inconsistent with the NPPFs approach to rural building conversions, being based on advice contained within the old PPS7 which has since been superseded by the NPPF. The NPPF provides the most up to date guidance and does not preclude a residential re-use of rural buildings.

Angmering Neighbourhood Plan (2014)

- 5.13 Policy HD1 of the Angmering Neighbourhood Plan shows the application site as lying outside of the BUAB.
- 5.14 Policy HD4 outlines the desire for local materials to be used in extensions and alterations.
- 5.15 Policy HD5 states that new development should demonstrate how they have considered the existing built form of the area.
- 5.16 Policy HD8 supports the WSCC parking standards and encourages all development to follow them.
- 5.17 The Neighbourhood Plan does not contain any policies relating to the conversion of existing buildings to alternative uses.

National Planning Policy Framework (2012)

- 5.18 Paragraph 17 of the NPPF states one of the core planning principles is to support the transition to a low carbon future. As part of this the reuse of resources is encouraged including the conversion of buildings.
- 5.19 Paragraph 34 explains development that generates significant movement are located where the need to travel is minimised. However, the policy goes on to state the need to consider other policies especially in rural areas.
- 5.20 Paragraph 49 of the NPPF states the presumption in favour of sustainable development should be considered where a local planning authority cannot demonstrate a five-year supply of housing land.
- 5.21 Paragraph 55 seeks to promote sustainable development in rural areas by siting housing where it will enhance or maintain the vitality of rural communities. Planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, such as:
 - Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting
 - Where such development would represent the optimal viable use of a heritage asset

Emerging Arun Local Plan (October 2014)

- 5.22 In October 2014 Arun District Council published the emerging local plan for consultation. As the plan has not been adopted yet limited weight can be given to the policies within the plan. However, they do provide an indication of the future direction of planning policy in the district.
- 5.23 Policy SD SP2, outlines the Built Up Area Boundary (BUAB), much like the other two plans the proposed site falls outside of the boundary. Development will not be considered outside the boundary unless consistent with other policies.
- 5.24 Policy C SP1, states that the areas outside of the BUAB are to be considered as countryside. The countryside is to be safeguarded and development will only be permitted for specific uses.

- 5.25 Policy LAN DM1 concerns protection of landscape. Development will be permitted where landscape and historic character are conserved or enhanced. Views into and out of South Downs National Park also need protecting.
- 5.26 Policy D SP1 states that all proposals should be of good quality and high standard of design.
- 5.27 Policy D DM1, outlines that when the council are considering planning applications they will take into account the following: character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, movement, legibility, public art, density and scale.
- 5.28 Policy D DM2 explains all new developments are required to meet national standards for internal space.
- 5.29 Policy D DM3 outlines the external space standards required within new development, for a 3 bed detached dwelling 85sqm of garden is required.
- 5.30 Policy D DM4 states that extension or alterations must be sympathetic to their location, not overbearing and not encroach to within one metre of neighbouring properties.
- 5.31 Policy HER DM1 explains proposals affecting listed buildings will only be accepted if they protect or enhance the setting of the building.
- 5.32 Policy HERSP1 states that the council will grant planning permission for development proposals that conserve or enhance the historic environment. Specifically in regards to listed buildings development proposals must preserve its settings and any features.

6. APPRAISAL

6.1 The main issues in the consideration of this application are considered to be:

- The principle of the proposed use
- Design
- Access
- Amenity
- Biodiversity
- Utilities
- Bin storage
- Parking

6.2 Each of these points is discussed below.

Principle of the proposed use

6.3 The proposed site is currently used for equestrian purposes. The popularity of the site has declined due to a lack of bridleways leading south from the site, meaning horses are having to cross 4 lanes of traffic on the A27 to get to Angmering Park. This indicates there is no long-term sustainability with the site under its current use.

6.4 Policy DEV2 of the saved Arun Local Plan (2003) states that before conversion to residential use the building must be considered for business use first. The requirement for the buildings to be marketed for business purposes is reflective of the old PPS7 which has since been superseded by the NPPF. The NPPF provides the most up to date guidance and does not preclude a residential re-use of rural buildings.

6.5 Further, whilst it is acknowledged that the site is located within a rural location, neither Policy DEV2 or the NPPF preclude residential development in such a location. Rural buildings, to which Policy DEV2 relates, will by their nature be located outside of urban areas and in most cases will be remotely located. There are comparable examples of rural building conversions similarly located within the Arun District which have been considered acceptable despite their rural location (for example planning permission ref AB/81/16/PL – Arundel Equine Stables).

6.6 Further, whilst the NPPF states that isolated new homes in the countryside should be avoided it does set out circumstances where new housing can be appropriate such as:

Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting (para 55)

6.7 The NPPF also offers support for the re-use of buildings which are of historic interest and where the proposed use represents their optimal viable use. Whilst the buildings are neither nationally or locally listed they are historically interesting and worthy of preservation. A residential reuse would enable the conversion to be funded and ensure the buildings' ongoing maintenance.

6.8 In relation to the remaining criteria of Policy DEV2:

- The submitted structural report shows that the buildings are capable of conversion without significant re-building or extension.

- The resultant building would not have an adverse effect on the rural character of the area and the residential curtilage proposed would be contained within existing defined boundaries.
- The existing access arrangements are considered suitable for domestic traffic.
- A modest sized curtilage is provided around the property which provides adequate space for car parking and sufficient amenity land to comply with the relevant standards.
- A bat and owl survey has confirmed the lack of species present within the buildings.

- 6.9 The proposal is therefore consistent with policy DEV2 where it is consistent with the principles of the NPPF.
- 6.10 In addition, the proposal meets the sustainability aspirations of the NPPF by meeting the economic, social and environmental roles. In relation to the economic role, the development would provide construction jobs, introduce additional demand for local trades people and generate additional Council Tax receipts.
- 6.11 In relation to the social role, the proposal will provide new family housing in a district where there is a significant housing shortfall.
- 6.12 The proposal also fulfils the environmental role by utilising an existing building for a use compatible with the neighbouring Decoy Cottage.
- 6.13 The principle of the proposed development is therefore considered to comply with the NPPF and Policy DEV2 of the Arun Local Plan.

Design

- 6.14 The proposal has been designed to retain the rural character of the existing buildings.
- 6.15 The buildings are well screened from the public footpath to the south by an established tree line. Further, the converted buildings will be visually very similar to the existing buildings, with the main garden area to the rear. The small extensions and the link would not be visible from the public footpath and would retain a comparable appearance to existing from Decoy Lane.
- 6.16 Car parking will be provided to the side of the buildings where existing parking occurs.
- 6.17 Therefore, there will be no significant alteration to the appearance of the buildings that would have a tangible effect on the area, including the setting of the Grade II listed Decoy Cottage.

Access

- 6.18 The existing access on to Decoy Lane already serves Decoy Cottage and is suitable for serving residential uses. The amount of traffic generated by one dwelling will be minimal, and less than the stables have generated in the past. The cessation of all horse-related traffic visiting the stables will also be to the benefit of road safety.

Amenity

- 6.19 The proposed residential use will not impact on the amenities of the neighbouring residential occupiers (who are the applicants). There is a distance of at least 18 metres between the two buildings and with new planting there would be no direct line of sight between them.

Biodiversity

- 6.20 A bat survey of the buildings was undertaken by a qualified Ecologist on 29th August 2017. Two of the buildings (Buildings 1 and 4) were found to support features with potential to support roosting bats. A further bat emergence survey was therefore undertaken to determine presence or likely absence of bat roosts within these buildings and to determine any subsequent requirements for mitigation, compensation and / or licences to facilitate the proposed development.
- 6.21 No bats were observed emerging from the buildings during the emergence survey and as such the buildings are considered to be likely absent of roosting bats. Roosting bats are therefore not considered an ecological constraint to the proposed development.
- 6.22 However, the site does support suitable foraging and commuting habitat for bats and moderate levels of bat activity were recorded during the survey. Therefore the Ecologist has recommended that a sensitive lighting strategy is implemented during the construction phase and operational phase of the proposed development.

Utilities

- 6.23 There is currently a water supply serving the buildings.
- 6.24 Groundwater heat pumps will be used to provide heating.
- 6.25 Sewerage will be provided by a Klargester located to the west of the buildings.

Bin Storage & Collection

- 6.26 There is ample space within the garden for the storage of recycling and refuse bins. Refuse lorries already visit Decoy Cottage and sufficient space is available to enable a refuse vehicle to enter and leave both properties in forward gear.

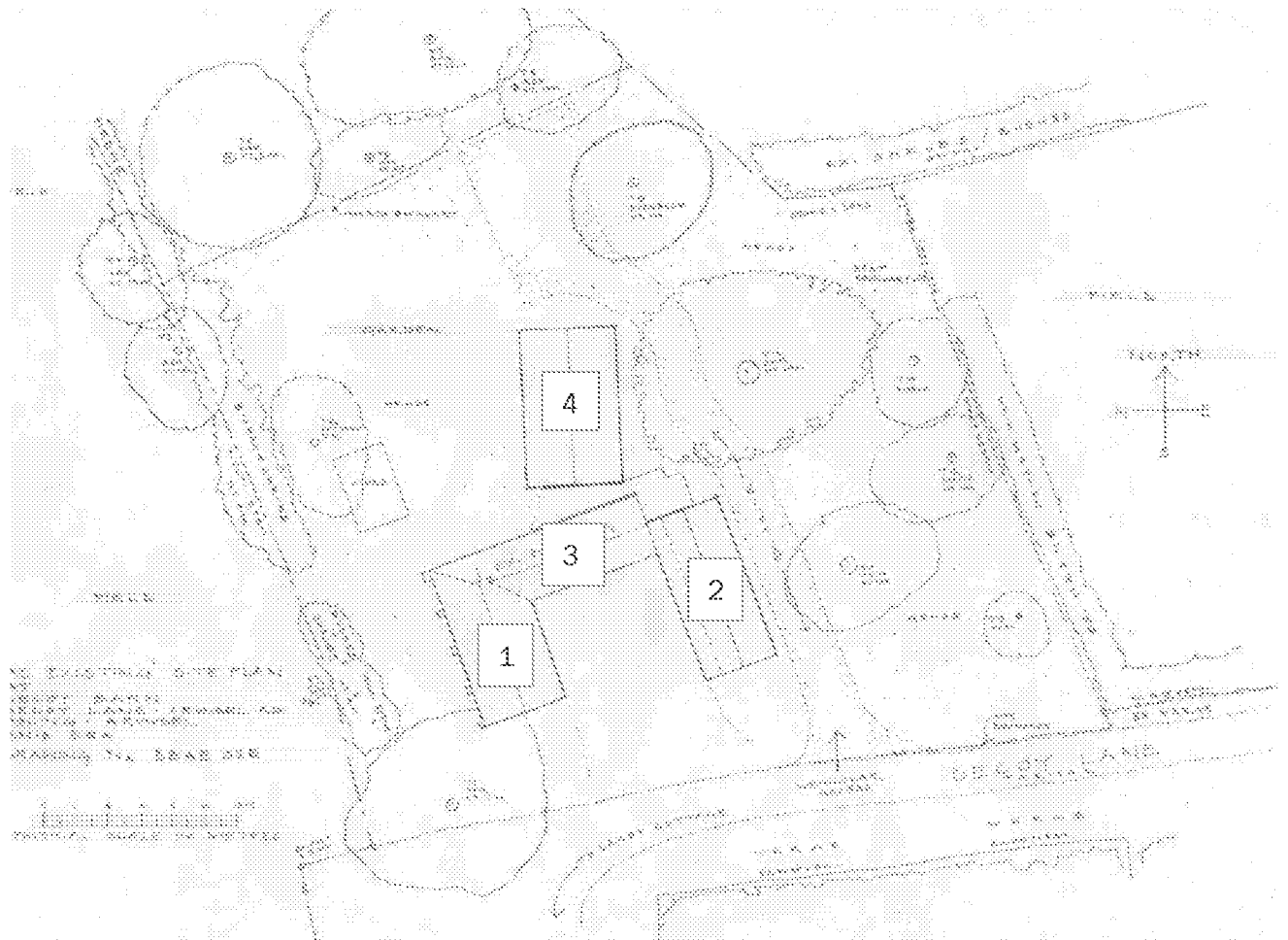
Parking

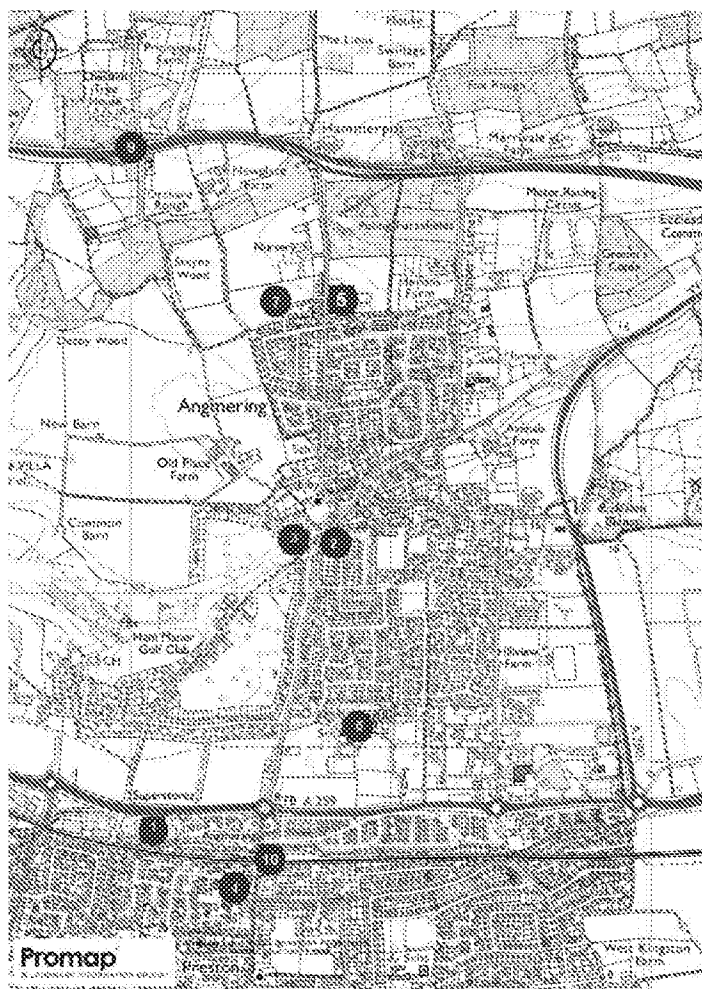
- 6.27 Parking for at least 3 cars will be provided to the east of the buildings where parking currently takes place.
- 6.28 There is ample space within the curtilage for secure cycle storage to be provided.

7. SUMMARY

- 7.1 The application relates to the conversion of stabling and a barn to form a residential dwelling.
- 7.2 The conversion is consistent with the NPPF's intentions for development in the countryside which is to provide more homes in existing buildings whilst ensuring that the character of the countryside is maintained.
- 7.3 The proposal fulfils the three roles of sustainability through the provision of a dwelling within a district with significant housing need, the provision of economic benefits, and the effective reuse of a redundant building.
- 7.4 The application is therefore considered to accord with the Local Plan and NPPF.

APPENDICES





Map Ref (please see Appendix B)	Details	Distance to site
Shops		
1	Supermarket	2.9 miles
2	Convenience Store	1.5 miles
2	Post Office	1.5 miles
Healthcare		
3	Doctors Surgery	1.5 miles
4	Dentist Surgery	2.9 miles
Schools		
5	Primary School	1 mile
6	Secondary School	2.2 miles
6	Sixth Form College	2.2 miles
Leisure Facilities		
7	Recreation and sports fields	1 mile
8	Leisure Centre	4.7 miles
Public Transport		
9	Bus stops	0.2 miles
10	Train Station	2.3 miles



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN16 7LF

Appendix C

Clare Bartlett
Batcheller Monkhouse
New Bartram House
3-5 Swan Court
Pulborough
RH20 1RL

Our Ref: PAA/132/17/

Please ask for: Mr D Easton

017

Dear Ms Bartlett

Pre-Application Advice

Conversion of stable buildings to form 1No. dwelling.

Stables to north of Decoy Cottage Decoy Lane Poling West Sussex

I write regarding the above matter and your enquiry received on 30th June 2017.

Description Of Proposed Development

From the details submitted, I understand that you propose to convert the existing stable buildings to provide 1 no dwelling.

Description Of Site

The application site is situated outside of the built up area boundary to the north of Decoy Cottage. The site is currently occupied by 3 no. buildings which are used as a stables although only once horse is currently resident at the site.

Description Of Locality

The area is rural in character with the Decoy Cottage isolated at the end of Decoy Lane. The nearest residential development is situated approximately 500m to the west of the application site. The Old Stables is situated at the entrance to Decoy Lane and benefits from planning permission for the operation of a B1/B2 business use.

Planning Issues

The following issues have been identified for consideration.

Principle
Design
Neighbour Amenity
Amenity Space Provision
Bin Storage
Highways, Transport and Parking
Sustainability

oepas

Sustainable Construction
Listed Buildings

Relevant Planning History

Comment On Site History

None.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN2 GEN3 GEN7	Built-up Area Boundary Protection of the Countryside The Form of New Development
Publication Version of the Local Plan (October 2014):	C SP1 Countryside D DM1 Aspects of Form and Design Quality D DM2 Internal Space Standards D DM3 External Space Standards D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential) D SP1 Design HER DM1 Listed Buildings HER SP1 The Historic Environment SD SP2 Built-Up Area Boundary	
Angmering Neighbourhood Plan 2014 POLICY HD1		Built-up Area Boundary
Angmering Neighbourhood Plan 2014 POLICY HD2		Parish Housing Allocation
Planning Policy Guidance	NPPF NPPG	National Planning Policy Framework National Planning Practice Guidance

Principle

The application site falls within the parish of Angmering and as such the development plan in the determination of this application will comprise of the Arun District Local Plan (2003); Angmering Neighbourhood Plan (2015); and the National Planning Policy Framework.

ARUN LOCAL PLAN

The key policy considerations in the determination of this application are considered to be GEN2, GEN3 and DEV2 of the Arun Local Plan (ALP).

The application site is situated outside of the built up area boundary (BUAB) as specified by policy GEN2. Policy GEN2 will not permit development situated outside of the BUAB unless it is consistent with other ALP policies. Policy GEN3 of the ALP seeks to protect the countryside for its own sake and as such exerts strict control over development situated outside of the BUAB. Due to the sites location outside of the BUAB development in this location would be in conflict with policies GEN2 and GEN3 of the Arun District Local Plan.

ANGMERING NEIGHBOURHOOD PLAN

The Angmering Neighbourhood Plan (ANP) was made on the 11th March 2015 on the basis of the saved policies in the ALP and the draft policies of the emerging Arun Local Plan 2014 (eALP).

The key policy considerations within the ANP are deemed to be HD1 and HD2. Policy HD1

statement (published 13th December 2016). It is considered that policy HD2 of the ANP constitute policies for "the supply of housing" for the purposes of Paragraph 49 and as such these policies must be considered out of date in the determination of this application and as such reduced weight can be attributed to these policies.

The proposed development by virtue of its location is in conflict with policy HD1 of the ANP. However, it must be considered that the ANP was prepared on the basis of the OAN identified within the Publication Version of the eALP (2015). Therefore, given the significant revision of this figure which has taken place it is considered that only limited weight can be attributed to policy HD1 of the ANP. However, it must be considered that the proposal will only create 1 additional dwelling and as such will make an extremely limited contribution to the Council's HLS shortfall.

Despite the proposals conflict with policy GEN2 and GEN3 of the ALP and Policy HD1 of the ANP, it must be considered that the proposed development seeks permission for the conversion of the existing stable buildings. Therefore, development may be acceptable in accordance with policy DEV2 of the Arun District Local Plan.

The ALP states that development under policy DEV2 will not be permitted unless:-

"(i) either, it has been demonstrated that reasonable attempts have been made to market and use the premises for business purposes, and the application must be supported by a statement of the efforts which have been made; or, residential conversion is a subordinate part of a scheme for business re-use;

(ii) the building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension;

(iii) the resultant building and use will not have an adverse effect on the rural character of the area and is sympathetic to its setting in terms of form, bulk and visual design. Particular regard will be given to the impact of any residential curtilage on the character of the countryside;

(iv) where the building is of historic or architectural importance, there is no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting; and

(v) the traffic to be generated by the new use can be safely accommodated by the site access and the local road system."

In the determination of this pre-application submission it has not been possible to determine the compliance of the proposal with DEV2(i). Whilst, it is acknowledged that the design and access statement makes reference to the current stable use being unviable - it is considered that insufficient supporting information has been provided.

The design and access statement also make reference to the proposed conversion but is limited in its detail. The most relevant reference states that the stable buildings are "largely redundant but structurally are in a good conditions so options for conversion have been considered". Were a planning application to be submitted it is advised that a full structural survey should be undertaken and a conversion statement prepared and submitted as part of the application in order to meet the requirements of DEV2(ii).

Therefore, it is considered that despite the proposals conflict with policy GEN2 and GEN3 of the ALP and HD1 of the ANP that subject to the proposals compliance with the requirements of policy DEV2 then the principle of the proposed development is likely to be deemed acceptable.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(ii) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore new development should be well integrated with and complement the local area in terms of scale, density and layout.

The proposal is for the conversion of an existing stable building. Therefore, it is considered that subject to suitable materials being used and the size, shape and form of the existing stables being unchanged then it is deemed that the proposed dwelling not adversely impact upon the established spatial pattern or character of the countryside. It should also be noted that the proposed building is well screened to the north, east and west and as such will not have a significant presence within the landscape. As such, the proposed development is deemed to accord with policy GEN7(ii) of the Arun District Local Plan.

It is considered that the residential curtilage proposed on the site is excessive and this should be reduced to ensure compliance with policy DEV2(iii) of the Arun Local Plan.

The proposed dwelling is identified in the design and access statement as having a gross internal floor area (GIA) of approximately 196sqm. Therefore, it is considered that the size of the proposed dwelling will accord with the requirements of the Nationally Described Space Standards.

Neighbour Amenity

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property.

The proposed dwelling will be situated 16.5m to the north of Decoy Cottage. However, it must be considered that the proposal is for conversion and as such it is presumed that the existing structures will be structural sound to facilitate conversion in accordance with policy DEV2(ii) of the ALP. Therefore, it is assumed that the proposal will be no higher than the existing structure and as such will give rise to no additional overbearing impacts.

It is also considered that the proposed dwelling by virtue of its single storey construction would not give rise to any unacceptably adverse overlooking.

Therefore, the proposal is deemed to accord with policy GEN7(iv) of the Arun District Local Plan.

Amenity Space Provision

Good design should contribute positively to making places better for people by creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character. Policy GEN7 of the Arun District Local Plan indicates that development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind. On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the local plan and Central Government Advice.

Policy D DM3 of the emerging Arun Local Plan the minimum area (sq.m) of private outdoor space which should be provided for new dwellings. The proposed development is deemed to provide more than adequate private outdoor amenity space. Although, as identified above it is considered that consideration should be given the scale of the curtilage in accordance with policy DEV2(ii).

Highways Transport And Parking

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Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to accessibility of the site to public transport or services, or location within a town centre. Some Guidance is provided within Appendix 2 Parking Standards of the Arun District Local Plan. You are advised to consult with County Highways regarding parking provision/layout, access and visibility splays.

Sustainability

Paragraph 7 of the NPPF sets out the three dimensions to sustainable development - the economic, social and environmental roles. Below I set out the assessment in respect of the three roles of sustainability as identified in the NPPF.

ENVIRONMENTAL ROLE -

Government Planning policy is to encourage appropriate development in a location that will enable a reduction in the need to travel, particularly by private car and that planning should contribute to reducing emissions and reduce climatic change. The site is located outside of the built up area boundary with no shops or facilities situated in acceptable walking distance via maintained or illuminated footways.

The nearest bus stop is situated approximately 460m from the application site adjacent to the A27. Whilst, this walking distance is acceptable it should be noted that anyone wishing to travel to the east would need to cross the A27. An assessment of walking distances has identified the following approximate walking distances to services/facilities (please note that these distances were calculated following adopted footways/pavements):

- Recreation Ground, off Decoy Drive - 1,600 metres
- St Margaret's C of E Primary School and Nursery, Arundel Road - 1,600 metres
- St Wilfrid's Catholic Primary School, Arundel Road - 2,150 metres
- Play Area, Rectory Lane - 2,250 metres
- St Margaret's Church - 2,350 metres
- Village centre (Retail uses, public house, employment opportunities) - 2,400 metres
- Angmering Medical Centre, Station Road - 2,600 metres
- The Angmering School (Secondary & Sixth Form), Station Road - 3,400 metres
- Angmering Railway Station - 3,900 metres

It is considered that these distances are such that the location of the proposed development cannot be considered sustainable.

ECONOMIC ROLE -

The proposal is considered to generate a small economic benefit through the employment during conversion and the additional council tax receipts.

SOCIAL ROLE -

The proposal will create 1 no. dwelling and as such is considered to have a minimal social benefit.

It is considered that on balance the proposed development is not sustainable by virtue of its location. Therefore, it is considered that the development will conflict with paragraph 7 of the NPPF.

Sustainable Construction

Tackling climatic change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Governments ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting a general minimal energy use, including Carbon

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Dioxide reduction.

Emerging Local Plan Policy ECC SP2 "Energy and Climate Change Mitigation" states that:

"All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the standards in the level of the Code for Sustainable Homes or appropriate BREEAM rating, applicable at the time of submission;
- b. Use design and layout to promote energy efficiency; and
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels."

And that:

"In assessing the achievement of these standards the Council will consider:

- * Site constraints;
- * Technical viability;
- * Financial viability; and
- * Delivery of additional benefits."

Please ensure that you have regard to this Policy if you prepare a planning application.

Listed Building

Comments are awaited from the Council's Conservation Officer. Due to the delay in these being provided they will be provided via email once they have been prepared.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres 1100 litre bins and 50 meters for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be recommended for refusal for the following reasons;

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- The proposed development by virtue of its location is not considered to be sustainable in conflict with paragraph 7 of the NPPF.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £30 made payable to Arun District Council if not already included in the fee you have already paid.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Foul and Surface Water Drainage Statement
Lighting Assessment
Bin Storage and Collection Provision
Heritage Statement
Conversion Statement & Structural Survey

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

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I trust this is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning

Appendix D



View of Buildings 1, 2 and 3 taken from Decoy Lane looking north-east



View looking eastwards towards Buildings 1 and 4



View of Buildings 1 and 3 taken from Decoy Lane looking north-west



View of Building 4 looking north-west