

DESIGN & ACCESS STATEMENT (incorporating Economic Development Statement)

In respect of

APPLICATION FOR PERMANENT OUTSIDE SEATING at The Resourceful Squirrel

Formerly Woodies News Agent (and formerly Enchanted Florist)

Red Lion House, High Street, Angmering, BN16 4AE

Date: 11th November 2020

Background and Economic Development Statement:

- Red Lion House has had a variety of uses. From around 1600s to early 1900 it was formerly known as The Lamb until The Lamb Inn opened over the road at which point the premises was re-named the Old Lamb and later The Red Lion. The premises subject of this application is part of the property which formed that public house which served the village of Angmering. Later becoming a successful Village News Agent for around 30 years until this type of small retail business seem to come to a natural demise. From that point retail business have been short lived and the premises left unoccupied and was falling into disrepair.
- The applicant obtained Planning Consent for the change of use to micro bar and barista coffee house on 11th June 2020 (application ref A/52/20/PL).
- Subsequently the hours were extended by application no. A/133/20/PL so that the premises now opens from 9am-10pm daily with an Alcohol Licence between 11am – 10pm
- The success of the business during the past few months, since its inception, has been helped by the Temporary Licence for outside seating which was granted by Arun Licencing Department on 7th August (reference 113995). This licence expires in January 2021.
- The premises sit back and away from the local shops where the co-op, framing and other shops are situated. It has the benefit of a large forecourt on which the temporary seating is currently placed.
- The business has experienced great enthusiasm from local people and already sees a successful business growing, even in the current climate. The applicant is keen to become a key part of the community and enhance the village centre by encouraging people to socialise and get to know each other while savouring new flavours of locally produced ales. The business has brightened up this corner of the village which has been described as a previously dark and lifeless corner.

The applicant is passionate about making this small unit an integral part of the community around The Square and the wider area and hopes to bring more people

into the village centre, thus potentially enhancing business for others in the heart of the village.

The Proposal

It is proposed to place permanent seating in the forecourt which is owned by West Sussex CC Highways Department. The existing ground cover is block paving and this will not be disturbed by the proposed seating. The new seating would be bespoke built to resemble the example shown in the photograph below but with cushions for more customer comfort and will not be fixed into/onto the pavements. A canopy is proposed similar to the picture below. The benches will remain in position and will also form a barrier allowing:

- Access to the premises
- Access to the WC
- A 2m wide footpath
- 3m clear escape route from the Parish Council's Fire Exit door, and
- Clear access to the first floor flat entrance

See plan for details.

Additionally, removable small tables will be placed for customer drinks with small, removable, stackable chairs. This furniture will be removed nightly and stored inside. The Applicant feels very strongly that these small changes to the current temporary agreement will benefit hugely in supporting the new social distancing rules and keeping people safe by providing clearer, more solid seating areas and divides, also giving the applicant the opportunity to continue a viable business without compromising Covid Restrictions which have and will continue to affect local businesses. The new proposed seating would also be more robust and safer for customers as well as for maintenance and management of the external area.



Amount

The proposal will seat approximately 10 people.

Layout

The layout in the courtyard will be as the plans accompanying this application

Neighbouring Properties

- Noise

- o The applicant will continue to monitor the noise from customers and will require people to respect the adjacent and local residents at all times. She will have zero tolerance to unruly behaviour. The ethos of the coffee house/micro-bar is for social interaction, conversation and the interest in local made ales. Customers will be required to be respectful of nearby residents when seated outside and when entering and leaving the premises in the evenings.

- Deliveries

Deliveries continue to be as previously consented and the new proposal will not alter this arrangement. Deliveries will be arranged only during normal daytime working hours, ie. between 09:00 and 17:30 weekdays and Saturdays. No deliveries on Sundays or Bank Holidays.

Deliveries are by the applicant's car in many cases, and by small delivery vans or trucks.

- Waste Collection

Existing waste collection arrangements will continue. The existing rear area for storage of bins will continue to be used for 1 general bin and 1 recycling bin. The applicant uses as much recyclable material as possible.

Drinks on sale

The applicant sells barista coffees and local craft ales. Ales are brought in from local breweries and not brewed on the premises. Other beverages on sale are a selection of wines, spirits and soft drinks.

Appearance

The premises sit within the Conservation Area but we do not believe the seating will adversely affect the look and feel of this property. The style of the benches being grey blocks and natural wood seating with natural coloured cushions.

Local Plan Policies

The following policies in the Arun District Council Adopted Arun Local Plan July 2018 are considered relevant to this application.

Policy SD SP1 – Sustainable Development

The Government's overarching sustainable development objectives as set out in the National Planning Policy Framework are the following:

- Economic
- Social
- Environmental

It is considered that the proposal is compliant with providing the sustainable objectives of the NPPF and these are set out in full under the NPPF heading later in this statement.

Policy EMP DM1 – Employment Land (Development Management)

This states that existing employment sites and premises will be protected where there remains a reasonable prospect of employment use.

With retail uses proving increasingly less viable in the present economic climate it is essential for the vitality of villages such as Angmering that alternative use classes for village commercial premises are encouraged, particularly as in this case where they continue to offer local employment opportunities and provide a social community use, which is likely to add vitality to the village in general and assist other local businesses.

Policy RET DM1 – Retail

This policy states that village centres and standalone shops form an important resource for businesses, visitors and residents.

This new business has made an encouraging start and has been well received by local people. Part of the ethos of the business is to encourage local people to socialise together and forge a community spirit and the external seating area provides an important contribution to this.

Policy D SP1 – Design and Policy D DM1 – Aspects of Form and Design Quality

The proposal for the outside seating area is shown on the application plans. Temporary permission is already in force. Outside furniture as set out in this statement will sympathetically blend into its courtyard style location.

Policy WM DM1 – Waste Management

As set out in this statement existing areas for storage of waste and recycle bins will be retained with normal waste arrangements continuing. It is the intention that as many materials as possible will be recycled.

Policy W DM2 – Flood Risk

The site is in Flood Risk Zone 1 on the Environment Agency's Flood Risk Maps for Planning, which also shows it to be in an area of low risk from surface water flooding, therefore no Flood Risk Assessment should be required with this application.

Policy QE DM1 – Noise Pollution

Please refer to noise section of this statement.

Policy QE DM2 – Light Pollution

No additional external lighting is proposed.

Policy QE DM3 – Air Pollution

No large equipment requiring extraction, ventilation or associated ducting will be required.

Policy HER DM3 – Conservation Areas

The premises are situated within the Conservation Area, however as there will be no external alterations to the property its presence within the village street scene will remain as existing and therefore the proposal will have no adverse effect upon the Conservation Area.

The National Planning Policy Framework

The Government's revised NPPF was published on the February 2019 and is now a material consideration in all planning applications.

At the heart of the NPPF is a presumption in favour of sustainable development.

I set out below the particular sections of the Framework that I consider appropriate to this development.

Section 2: Achieving Sustainable Development

Under this section it sets out the three overarching objectives of achieving sustainable development which are:

- *An economic objective;*
- *A social objective;*
- *An environmental objective*

Economic Statement

The premises are situated just off the main village shopping area making it a poor location for retail use which has no doubt contributed to the closing of two shops on this site. This innovative local business has made an encouraging start even in the present difficult trading climate. The outside seating area has proved a popular part of the business and therefore it is considered essential for its continued viability as well as the vitality of the village centre that this area can continue as permanent use. The proposal increases footfall to the village, which in turn will assist other local businesses.

The proposal assists local employment opportunities.

This new venture is using local suppliers where possible.

It is considered that the proposal satisfies the economic objective of sustainable development.

Social

As intended the business has already proved to be a popular meeting place providing a focal point for social interaction in the village and it is considered important that the use of the external seating area as set out in the application drawings and this statement is a key part of the social element of this business. The temporary seating has already proven to be a key feature to draw people to the premises and has been very welcomed by customers with positive feedback.

Therefore, it is compliant with the Government's aims to provide socially inclusive local communities.

Environmental

No commercial ventilation equipment will be required.

The new ceiling soundproofing will minimise noise transfer to the residential accommodation above.

As set out in this Design & Access Statement under noise, the applicant will monitor noise from customers so that the adjacent and local residents' amenity is respected at all times.

It is considered that the proposal will have no adverse effect upon the local environment. The permanent seating will enhance the draw of people into these premises and into the hub of the village.

Section 6: Building a Strong, Competitive Economy

This states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

Section 12: Achieving Well-Designed Places

The existing layout of the building will be unaltered and therefore the proposal will have no adverse visual impact upon the street scene or the Conservation Area.

It is considered that the proposal will not adversely affect the amenity or privacy of nearby residential properties. It will provide more segregation and better and safer management with the benches clearly identifying more definitive boundaries for customers to remain within.

Section 16: Conserving and Enhancing the Historic Environment

Whilst the property is situated within the Conservation Area there will be no alterations to the visual appearance of the building apart from the discreetly arranged and well designed outdoor seating as shown on the application plan and therefore it will have no adverse effect upon the street scene or wider Conservation Area.

Conclusion

It is considered that the proposal is compliant with relevant local plan policies.

It is also considered to be compliant with the Government's aims of sustainable development and providing socially inclusive communities as set out in the National Planning Policy Framework.

It is considered that the proposal provides a use that will encourage local residents and visitors to meet and spend time in the village and therefore contribute to the vitality of the village and the local economy.

It is therefore hoped that the Council will support this application.