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Planning Statement

Ecclesden Lane Barn Conversion

February 2022



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Project Name: Ecclesden Lane Barn Conversion

Location Manor Barn, Ecclesden Lane, Angmering

Client: Mr and Mrs Lower

File Reference: P1859i

Issue	Date	Author	Checked	Notes
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1. Introduction

- 1.1. This Planning Statement has been produced by **ECE Planning** on the behalf of our clients **Mr and Mrs Lower**, in support of a Full Planning Application for the redevelopment of an outbuilding at Manor Barn, Ecclesden Lane, Angmering. The development description for the proposal reads:

'Redevelopment of redundant agricultural outbuilding to form 2no. holidays lets'.

- 1.2. The applicant has previously entered into a Pre-Application made to South Downs National Park Authority in 2021 under reference SDNP/21/04436/PRE.
- 1.3. This statement sets out the relevant background for the determination of the planning application including a description of the site and its surroundings, the relevant planning history, planning policy, key details of the proposed development and assessment of the relevant planning conditions.
- 1.4. In support of this application, the Statement will examine relevant planning policy and guidance. The proposals have been informed with the National Planning Policy Framework, the Planning Policy Guidance and the South Downs Local Plan.
- 1.5. The application for Full Planning Permission is supported by the following documents and drawings:

Planning Application Forms

Planning Statement

Suite of Architectural Drawings including Location and Block Plans

Design and Access Statement

Ecosystem Services Statement

Heritage Statement

Landscape and Visual Impact Assessment

Preliminary Ecological Appraisal

Light Assessment and Dark Night Skies Assessment

Construction Environmental Management Plan

Foul and Surface Drainage Details

Landscaping Proposals

Schedule of Materials

Parking Provision Assessment

Visitor Park Details

Site Management Plan

Sustainable Construction Details

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2. The Site

- 2.1. The site is located to the southern boundary of the South Downs National Park in the village of Angmering along Ecclesden Lane. The site is (approx. 0.6 miles) from Angmering Village and is close proximity to bus stops (appx 0.4 miles from the south west of the site).
- 2.2. The site has already been developed for residential use and is currently occupied by a two-storey dwelling with a single story element (Manor Barn). To the north of the residential dwelling are 2no. outbuildings associated with the site, these are used as offices and for storage uses.
- 2.3. The immediately surrounding area is residential to the east, south and western boundaries of the site, whilst the northern boundary consists of acres of agricultural fields used for farming use.
- 2.4. Access to the site is along the western boundary at the end of Ecclesden Lane off the A280.
- 2.5. A search of Historic England's Database highlighted that there are two listed building in close proximity of the development site. The Dovecote at Ecclesden Manor to the north west (list number 1353863) and Ecclesden Manor (list number 1027679). The site is not located within a Conservation Area or settlement boundary.
- 2.6. The site is well screened by existing trees and vegetation on all boundaries of the site, reflecting the wider location and rural nature of the area.
- 2.7. The building subject to redevelopment (Ecclesden Barn) comprises a single storey, concrete and timber cladded barn with 4no. sheeted door gates. To the front of the site are large areas of hard standing and amenity space. Please refer to Figure 2 which shows the barn as existing.



Figure 1- Barn as Existing (Eastern Elevation)

- 2.8. The existing old redundant agricultural building (Ecclesden Barn) is used as ancillary storage for the residential dwelling as well as informal storage for cars and building materials.

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- 2.9. Parallel to the front of the site is a smaller stable block currently used as offices. This is occupied as a audio production company '*Sweet Justice Sound Ltd*'.
- 2.10. Land to the east of the site is privately owned by the client. It is considered the client has sufficient amenity space, with the proposed amenity area to be allocated for the use of the Holiday Lets.
- 2.11. The site is well connected to public rights of way and towards the north east of the site is a public footpath and bridleway which can be accessed from both Ecclesden Lane and Water Lane. Along the footpath and bridleway is Ecclesden Farm which is a well established campsite business to the north east of the site. Additionally, there is a footpath and bridleway located south west of the site gaining access to South Downs Way.
- 2.12. For the purposes of flood mapping, the site is identified by the Environmental Agency's Flood Map for Planning as falling in Flood Zone 1. Therefore, the site has a low chance of flooding.

3. Planning History

- 3.1. A search of the Councils online register of planning applications has been undertaken, and the following represents a summary of the most relevant planning history for the site and surrounding area. The planning history is set out in chronological order with the oldest application first.

Site Planning History

- 3.2. **A/119/07/L- Application for Listed Building consent for front and rear velum's (Resubmission following A/27/07/L), Manor Barn, Ecclesden Lane, Angmering , BN16 4DQ.**
- 3.3. Application was approved conditionally on **8th October 2007.**
- 3.4. **A/118/07/- Rooms in roof (Resubmission following A/8/07/), Manor Barn, Ecclesden Lane, Angmering , BN16 4DQ.**
- 3.5. Application was approved conditionally on **8th October 2007.**
- 3.6. **SDNP/20/00457/LIS- Conversion of garage to form dressing room to master bedroom and Erection of detached timber framed garage / carport, Manor Barn, Ecclesden Lane, Angmering, Littlehampton, West Sussex, BN16 4DQ.**
- 3.7. Application was approved on **4th March 2020.**

Pre Application

- 3.8. Pre-Application advice for this site was sought by the South Downs National Park Authority in 2021 under reference **SDNP/21/04436/PRE.**
- 3.9. Advice was issued on **8th October 2021.** Please refer to Appendix 1 which has a copy of the Pre Application advice.

4. The Proposal

- 4.1. The proposal seeks to redevelop the existing agricultural outbuilding at Manor Barn, Ecclesden Lane, Angmering to form 2no. new Holiday lets within the National Park.
- 4.2. The proposed redevelopment comprises of 2no., 3 bedroom holiday lets with the use of the existing structure Ecclesden Barn. The existing barn will be subdivided to create 2no. units which will have 4no. parking spaces (2no. per holiday let) associated to the north of the barn.
- 4.3. In terms of vehicle access, the site will be utilising the existing vehicle access via Ecclesden Lane which is located off a side road off the A280 bypass.
- 4.4. The existing barn is a large, single storey agricultural style building with low lying eaves and a shallow pitch roof. The proposal has been designed to maintain the scale, mass and appearance of the existing agricultural barn.



Figure 2- Existing Elevation (East)

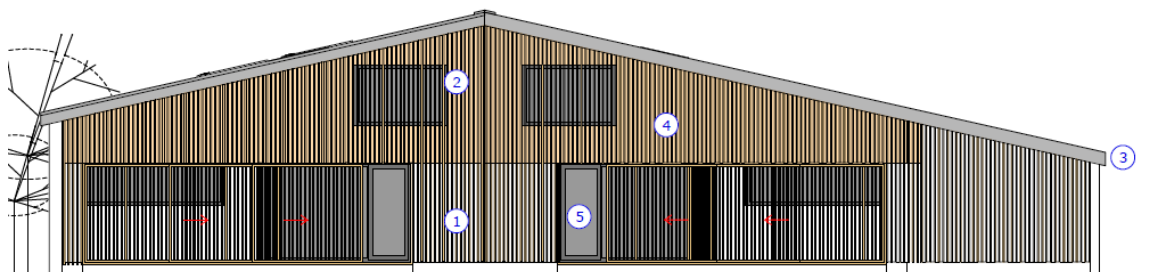


Figure 3- Proposed Elevation (East)

- 4.5. The main entrance is central to the front of the building which is where the entrance hall, living room and kitchen dining room are located. The ground floor of each holiday let also has a bedroom with ensuite, downstairs toilet and associated storage facilities.
- 4.6. Central to the building is a stair core which follows up to the first floor. Located in each holiday let is an additional 2no. bedrooms with ensuites and storage facilities, totalling 3no bedrooms per holiday let.
- 4.7. The proposal seeks to use the existing building to provide covered parking for 4no. cars to the north of the site. As stated previously, access will be obtained via Ecclesden Lane, where the cars drive straight into each of the designated spaces.

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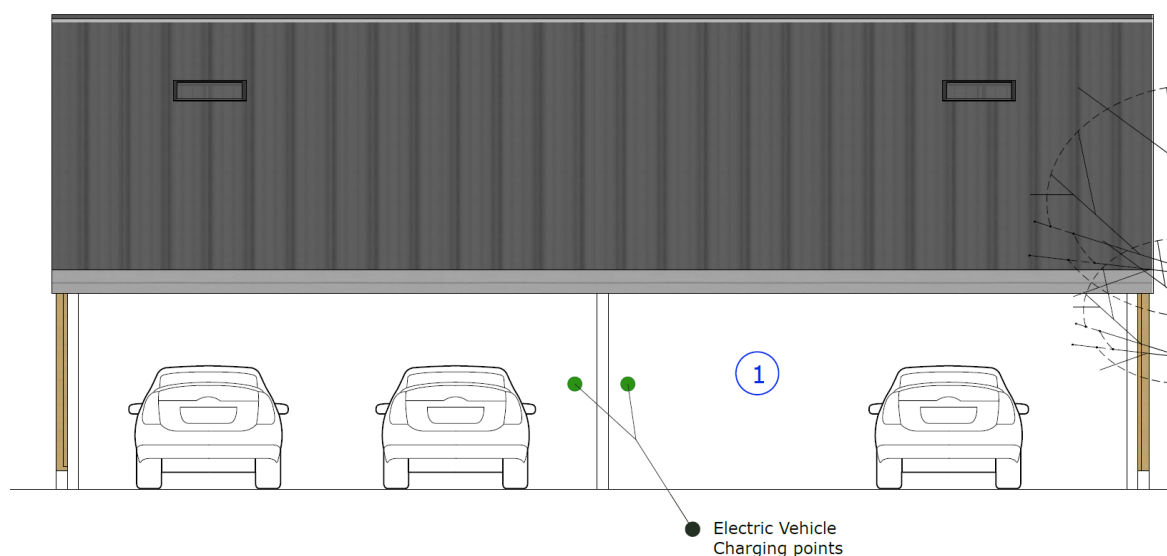


Figure 4- Car Port (North Elevation)

- 4.8. Each holiday let will encompass a private landscaped garden which can be accessed from the living room and kitchen via patio doors located to the rear of the site. To increase privacy between dwellings, the space will be divided by high rise hedging with associated fencing and gated access. The proposal seeks to retain the existing hard standing to the rear of the site to keep the agricultural nature of the area.
- 4.9. In relation to boundary treatment, the site boundaries will be softly landscaped by existing mature trees and hedges. Gated access will also be present at the entrance of the site and along the south east boundary separating the main dwelling (Manor Barn) from additional outbuildings. The proposal will seek to retain the existing vegetation present on the boundary.
- 4.10. Solar panels will be added to the roof of the barn as a source of renewable energy on site. The solar panels will help run the business and will effectively reduce the costs of running the site.
- 4.11. The proposal includes a family run business that would be owned and operated by the applicants who live on site. The site is to the north of their family home, therefore the business would be run by the applicants on site who intend for this to be their home and place of work for the foreseeable future.
- 4.12. Please refer to accompanying drawings and documents for more information about the proposal.

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of the land in public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision-making process. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and the application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan comprises the South Downs Local Plan, The National Planning and Policy Framework, the Planning Practice Guidance and Supplementary Planning Guidance and material considerations.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The National Planning Policy Framework (NPPF) was revised on 20 July and sets out the government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in the determination of planning applications.

5.3. Planning Practice Guidance (PPG)

- 5.3.1. The Planning Practice Guidance (PPG) was published in March 2014 and is updated regularly. The PPG supplements the overarching objectives of the National Planning Policy Framework. The guidance provided by the PPG has been fully considered in the creation of the application and proposed plans are seen to be fully compliant with it.

5.4. Strategic Planning Policy – The South Downs Local Plan (2014-2033)

- 5.4.1. The South Downs Local Plan 2014-2033 was adopted in 2019. The Local Plan has been informed by a range of factors relating to the special qualities of the National Park, including landscape character, biodiversity and cultural heritage of the National Park.
- 5.4.2. The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF. The following policies of the South Downs Local Plan, which are relevant to this application and will be explored below:
- 5.4.3. **Core Policy SD1 (Sustainable Development)** considers whether development proposals accord with relevant policies in the Local Plan and National Park. The Authority seeks to take a positive approach for the presumption in favour of sustainable development.
- 5.4.4. **Core Policy SD2 (Ecosystem Services)** states development proposals will be permitted where they have a overall positive impact on the natural environment to contribute goods and services. This can be delivered by a variety of options explored within the Policy.
- 5.4.5. **Strategic Policy SD4 (Landscape Character)** promotes the conservation and enhancement of the landscape character. The policies states development proposals will be permitted if the proposal demonstrates the conservation of the landscape.
- 5.4.6. **Strategic Policy SD5 (Design)** states development proposals will only be permitted where they adopt a landscape led approach and respect the local character through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area.

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- 5.4.7. **Strategic Policy SD6 (Safeguarding Views)** states Development Proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by preserving and enhancing the key views and views of key landmarks within the Park.
- 5.4.8. **Strategic Policy SD7 (Relative Tranquillity)** states development proposals will only be permitted where they conserve and enhance the relative tranquillity.
- 5.4.9. **Strategic Policy SD8 (Dark Night Skies)** states that development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown in the Policies Map. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken and must ensure that the measured and observed sky quality in the surrounding area is not affected.
- 5.4.10. **Strategic Policy SD12 (Historic Environment)** states development proposals will only be permitted where they conserve and enhance the historic environment, including the safeguarding of heritage assets and their setting.
- 5.4.11. **Development Management Policy SD13 (Listed Buildings)** states development proposals which affect a listed building or its setting will only be granted where they preserve and enhance the significance of the listed building or the harm to the significance of the listed building or its setting is considered to be outweighed by public benefits by the Authority.
- 5.4.12. **Strategic Policy SD19 (Transport and Accessibility)** states that development proposals will be permitted if they are located and designed to minimise the need to travel and promote the use of sustainable modes of transport.
- 5.4.13. **Strategic Policy SD20 (Walking, Cycling and Equestrian Routes)** states development proposals will be permitted provided they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the National Park.
- 5.4.14. **Development Management Policy SD22 (Parking Provision)** states development proposals for new, extended or re-located public parking will be permitted provided that they are located in or adjacent to the settlements listed in Policy SD25.
- 5.4.15. **Strategic Policy SD23 (Sustainable Tourism)** states *'Development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:*
- a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;*
 - b) The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;*
 - c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;*
 - d) Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;*
 - e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;*

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- f) *Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value; and*
- g) *Where proposals are located outside settlement policy boundaries as defined on the Policies Map, they:*
 - i. *Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and*
 - ii. *Are closely associated with other attractions/established tourism uses, including the public rights of way network; or*
 - iii. *Are part of farm diversification schemes or endorsed Whole Estate Plans.*

5.4.16. **Strategic Policy SD25 (Development Strategy)** states that development will be supported, provided that the development is of a scale and nature appropriate to the character and function of the settlement in its landscape context, makes best use of previously developed land and makes an efficient use of land.

5.4.17. **Strategic Policy SD48 (Climate Change and Sustainable Use of Resources)** states the authority will encourage all new development to incorporate sustainable design features, as appropriate to the scale and type of development.

5.4.18. **Strategic Policy SD49 (Flood Risk Management)** states development proposals will be permitted that seek to reduce the impact and extent of all types of flooding.

5.4.19. **Development Management Policy SD50 (Sustainable Drainage Systems)** states that development proposals will be permitted where they ensure that there is not net increase in surface water run-off, taking into account of climate change.

5.4.20. **Development Management Policy SD54 (Pollution and Air Quality)** states development proposals will be permitted provided that the levels of air, noise, vibration, light, odour or other pollutants do not have a significant effect on people and the nature environment now or in the foreseeable future.

5.5. **Supplementary Planning Guidance – The South Downs Partnership Management Plan (2013)**

5.5.1. The South Downs Partnership Management Plan sets out the overarching five-year strategy for the management of the South Downs National Park. The plan sets out to shape the future of the South Downs National Park and brings together and coordinates the aspirations of many different partners who help contribute towards the purposes for which it was designated.

5.5.2. The Plan is the single most important policy document for the National Park. It consists of a vision, three linked strategic themes and 10 outcomes which set where we would like to get by 2050. The themes and outcomes work together and have equal importance.

5.6. **Supplementary Planning Guidance- Dark Night Skies Technical Advice Note (TAN)**

5.6.1. The Dark Night Skies Technical Advice Note (TAN) was first approved for publication in April 2018. The new Document was updated in May 2021. The TAN sets out the SDNPA approach to lighting and design and the protection and enhancement of dark night skies.

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- 5.6.2. Please refer to the Dark Night Skies Note which has been submitted with this Planning Application.
- 5.7. **Supplementary Planning Guidance- Ecosystem Services Technical Advice Note (TAN)**
 - 5.7.1. The technical advice notes support the South Downs Local Plan Policy SD2 (Ecosystem services), which applies to all planning applications made in the National Park.
 - 5.7.2. The approach is the way of thinking about the landscape and environment in terms of its functions and the wider benefits it provides. Please refer to the Ecosystems Service Statement which has been submitted with this Planning Application.

6. Planning Appraisal

6.1. Introduction

- 6.1.1. The principles issues in relation to this proposal are as follows:

Principle of Development

Landscape and Design

Access and Parking

Ecology

Operation

Renewable Energy

Drainage

6.2. Principle of Development

- 6.2.1. The proposal seeks to convert the existing redundant agricultural barn into 2no., 3-bedroomed holiday lets located at Manor Barn, Ecclesden Lane, Angmering. The proposal will compliment the existing residential and commercial uses situated on the application site.
- 6.2.2. The site is located outside the defined settlement boundary of the South Downs National Park. **Policy SD25** of the South Down Local Plan sets up the development strategy and distribution of the area. The policy states that the development needs to demonstrate that the scale and nature of the development is appropriate to the character of the area, makes the best use of previously development land and makes an efficient and appropriate use of the land.
- 6.2.3. The proposal would use the existing redundant agricultural barn causing no alterations to the existing structure in terms of scale and character. Therefore, the barn will be in keeping with the landscape and context of the National Park as there is already an existing structure on site which is being reused. Reusing this existing structure present on site, would be a efficient use of the previously developed land in this countryside location, while enhancing and conserving the qualities of the National Park. Therefore it is considered the proposal is in accordance with the criteria set out in **Policy SD25**.
- 6.2.4. Since the pandemic there has been a dramatic increase in the amount of 'staycations' within the UK, in particular the self catering market. In the current situation, customers are precarious to go on holidays abroad and feel more comfortable having their holiday breaks within the UK. Therefore, it is considered there will be a demand for this large self catering holiday let.
- 6.2.5. As stated within the Site Management Plan, the applicants seeks to market the property on online sites including Booking.com and Air BnB. The following Figures below show the closest overnight accommodation within Angmering and surrounding Villages.

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Figure 5- Booking.com overnight accommodation search

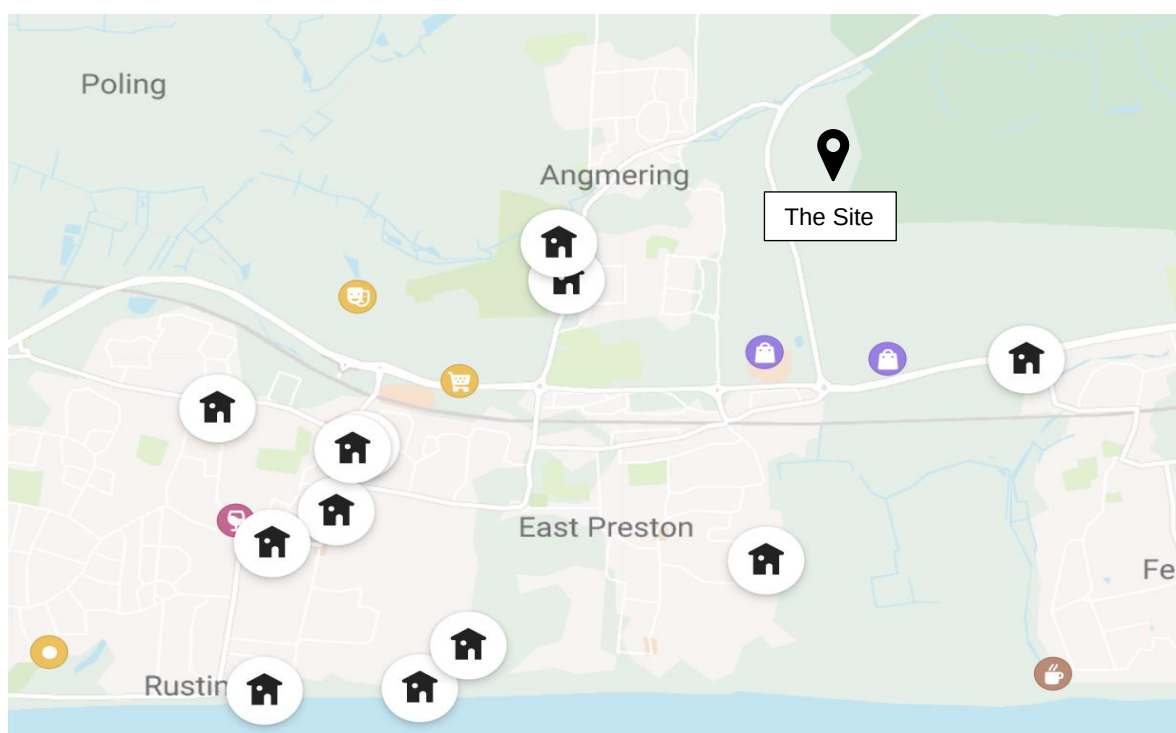


Figure 6- Air BnB overnight accommodation search

- 6.2.6. Whilst researching the demand from overnight accommodation in Angmering and neighbouring villages, it became apparent that all the holiday lets were 1 bedroom or 2 bedrooomed properties which were much smaller in size compared to the proposal. It is therefore considered there is a demand for larger accommodation which can cater for families or multiple families. In total the proposal seeks permission for 2no. holiday lets each with 3 bedrooms which can sleep 6 people.

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- 6.2.7. In addition, there are no holiday lets or rentable rooms situated close to the National Park. It is considered, this would be a diverse way to bring visitors into the Park and engage with the wildlife, habitats and beauty of the countryside.
- 6.2.8. The proposal seeks to provide visitor accommodation into the National Park by converting the existing redundant barn into 2no. holiday lets. Strategic Policy SD23 1 explains the criteria which development proposals for visitor accommodation, visitor attractions and recreation facilities should demonstrate in order for development to be permitted.
- 6.2.9. **SD23 1(a)** states that the proposals should provide opportunities for visitors to increase their awareness, understand and enjoyment of the special qualities. The proposed units will provide visitor information packs in relation to the local area and the special qualities of the South Downs National Park. The packs will include information including different walking and riding routes on footpaths and bridleways, the amenities near the site and also all the different types of wildlife in the Park. Additionally, maps with walking and hiking routes will be present, this will allow guests to plan different routes along the South Downs Way. Please refer to the accompanying Visitor Pack which has been submitted alongside this application.
- 6.2.10. **SD23 1(b)** states that the design and location of the development should minimise the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling and horse riding. As stated in the previous sections, the site is located in close proximity to public footpaths, bridleways and also near the South Downs Way. On site, the provision of sustainable transport will be promoted including walking, cycling and horse riding. The site has incorporated cycle stores on site and has also provided space for horse trailers to be parked. Visitors will be encouraged to bring their own horses to the site, which will be kept on the land to the east. Proposed is an outdoor shelter which will promote use all year round.
- 6.2.11. **SD23 1(c)** states development proposals should not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area. The proposal, is considered to compliment the character, historical significance and amenity of the area. The proposal is theoretically a redevelopment of the existing structure causing no impact on the appearance of the park. In addition, the site will provide overnight accommodation enhancing the experience and length of time spent in the National Park.
- 6.2.12. **SD23 1(d)** states development proposals should make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting. The proposal seeks to use the existing building structure by conversion. The design proposed is considered to be in accordance with the character and setting of the local area and National Park. Additionally, the existing building will remain unchanged in scale and height reducing any impact on the landscape and surrounding area.
- 6.2.13. **SD23 1 (e)** states that ancillary facilities should not be disproportionately large in relation to the rest of the visitor facilities. In this case, the proposal doesn't include any extra ancillary facilities within the development.
- 6.2.14. **SD23 1 (f)** states that any proposal needs to demonstrate it does not have an adverse impact on the viability and vitality of the town or village centres or assets of community value. It is considered that the proposal will attract investment into Angmering Village. It will be promoted that visitors staying in the holiday lets will use the local facilities including the village shops, cafes and restaurants. The proposal will also promote the evening economy positively influencing the local economy of the area.

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- 6.2.15. **SD23 1 (g)** states that where proposals are located outside the policy boundaries as defined on the Policies Map, they should positively contribute to the natural beauty, wildlife and cultural heritage of the National Park and are closely associated with other attractions/established tourism uses, including the public rights of way network. The proposal will be softly landscaped to ensure the building is in keeping with the local landscape and historic character of the area. The frontage of the site will remain as existing with no ornamental planting present, following the feedback from the pre-application response. In addition, the proposal is located closely to a vast network of public footpaths and bridleways. The site is also within walking distance to the South Downs Way along clearly signposted footpaths. Furthermore, there are many tourist attractions within the village and surrounding area including Highdown Gardens, The Highdown Pub, Highdown Vineyard, Roundstone Farm Shop, Spotted Cow Pub and The Lamb Pub which can all be accessed from foot. Please refer to the accompanying Visitor Park Details Report produced by ECE Planning for more detail.
- 6.2.16. In addition to the above, the Proposal will seek proposed will seek to support a year round visitor economy, with visitor use only. Guests which plan to stay in the accommodation will have to make a booking formally through a booking system in order to stay at the premises. The proposal offers overnight accommodation for up to 12 people, resulting in no additional pressure on the National Park. The proposal is therefore in accordance with **SD23 (3 and 4)**.
- 6.2.17. The site is located in close proximity to two listed buildings. The Dovecote at Ecclesden Manor to the north west (list number 1353863) and Ecclesden Manor (list number 1027679). It is stated in the Pre-application Advice (SDNP/21/04436/PRE) that *'the building is already in situ and as such redevelopment scheme as detailed in this pre-app is not considered by the SDNPA Conservation Officer to cause a substantially significant negative impact on the listed buildings*. Please refer to the accompanying heritage statement produced by ECE Planning which assesses the impact on listed buildings.
- 6.2.18. Overall, the policies promote the future growth in demand for visitor accommodation in the National Park. The development site provides excellent potential for the South Downs to expand accommodation facilities and the number of people visiting the National Park and staying overnight.

6.3. Landscape and Design

- 6.3.1. **Strategic Policy SD5** seeks to achieve development proposals which adopt a landscape led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The proposal seeks to convert the existing barn into 2no. holiday lets with minimal changes to the exterior of the barn. In order to accommodate overnight accommodation, the barn has been remodelled inside to reflect the change of use.
- 6.3.2. The proposed development has been designed not to be assertive in its form, but instead to be discreet and entirely sensitive to the National Park. The proposal is not considered to detract from the National Park and the surrounding neighbouring communities, but to provide a overnight accommodation which has a sense of place in the context of the area.
- 6.3.3. The architect has designed the exterior of the building to be utilitarian and discrete in appearance to respond fully to the sites rural context, with the mass, scale and height untouched. It is considered that the proposed holiday lets are a suitable size in relation to the size of the existing structure, in which a total number of 12 guests can stay in both holiday lets at once.

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- 6.3.4. In addition, the character of the building has been designed in a traditional fashion with minimal modern accents throughout. The building has incorporated low level rendered walls with a timber cladded structure modernising the building. Incorporated are also glass inlets which are proposed to be fitted within the openings of the existing building.
- 6.3.5. There were concerns in the pre-application feedback that there were large amounts of glazing, in which the design should be altered to reduce the impact on Dark Night Skies. To prevent excessive light pollution, the large amount of glazing present has been set behind siberian larch square edge cladding, which has been put on rollers that can be moved to reduce the amount of glass exposure present. In addition, the rooflights will have roller blinds which will be set on a timer to reduce the amount of light spill into the National Park.
- 6.3.6. All proposed openings have been oriented to provide privacy for future guests while allowing enough sunlight to enter the building. Rooflights are kept to a minimum and overall glazing is significantly lower than 25% GIA, protecting the dark skies status of the area. Therefore it is considered the application complies with **Strategic Policy SD8**.
- 6.3.7. The proposal seeks a minor alteration to the northern elevation, to create a car port for visitor parking. This alteration will not change the existing structure of the building and will not increase the floor space of the building, rather it is a small redesign. The redesign, will provide 4no. car parking spaces in total for all the holiday lets.
- 6.3.8. The proposal seeks to compliment the landscape, through the use of high quality design measures. When designing the building, the proposed materials are minimal in colour and are considered to be similar and mirror the existing characteristics and design of the barn. Furthermore, given the nature of the area, the proposals aims to use locally sourced materials and labour to increase the sustainability of the building.
- 6.3.9. Trees and associated landscaping have been implemented with this proposal increasing the amount of biodiversity on site. The proposed small scale planting will create additional habitats on site increasing the biodiversity value. In addition, following pre application advise, care has been taken into the landscaping design around the building to ensure it is in keeping with the local landscape and historical character. The ornamental planting which was previously proposed, has been removed and replaced with the existing hard standing present on site to reflect the previous use of the site extenuating the agricultural appearance of the building. Implementing these minimal landscaping measures will prevent the development site to appear overlay residential in character. Please refer to the accompanying Landscaping Scheme for more detail.
- 6.3.10. It is concluded, the proposed appearance of the scheme has been designed to respond to the existing rural character of the area. The materials will be in keeping with the site area and therefore be sympathetically fitting with the surrounding area and National Park. It is therefore considered that the design and the use of the materials for this proposal comply with **Strategic Policies SD4 and SD5**.

6.4. Access and Parking

- 6.4.1. The site will be accessed by car and foot through the driveway along Ecclesden Lane. The access has been retained from the previous use as an agricultural barn. The access into the development site will be gated at the entrance and exit of the site, ensuring the maximum level of security for guests.

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- 6.4.2. The conversion of the barn, to form a covered driveway will provide for 4no. car parking spaces with enough space from substantial turning, allowing cars to exit the property in forward gear. The proposal is therefore entirely appropriate with the South Downs National Park Parking Standards.
- 6.4.3. The proposal also seeks to implement 2no. Electrical Vehicle (EV) charging points in the covered driveway. The points will be separated between each holiday let allowing 1no. charging point per unit.
- 6.4.4. The proposal is also in close walking distance to bus stops and Angmering train station which means that guests will not be dependant to travel by car to the facilities. There is also a significant amount of space within the site to facilitate cycle parking.
- 6.4.5. The site is approximately a 0.7 mile walk into the centre of Angmering Village which has a Co-operative Food Store, a fresh fruit and vegetable shop and a variety of takeaway food shops. In addition, the Roundstone Farm Shop and Garden Centre is a 1 mile walk away from the site.
- 6.4.6. The site is well connected to the surrounding facilities of Angmering Village. It is therefore considered that guests within the holiday lets can walk or use public transport reducing the reliance of vehicle use.

6.5. Ecology

- 6.5.1. It is stated within the Pre-Application advice that the proposal is likely to cause no significant impacts on the surrounding ecology as the building is already in situ. It was advised by the County Ecologist to provide a Ecosystems Services Statement as there were concerns that the redevelopment would have an impact on bats and nesting birds which may frequent the building.
- 6.5.2. To accompany this application, a Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey was undertaken by Arbtech. The report highlighted that the site was within a designated site (The South Downs National Park), however the proposed development was considered small in scale and therefore would not have a significant or long-term impact on the Park. The report also highlighted that was no grassland located within the development area, other than small verges located adjacent to the lane which are proposed to be retained along with all the trees.
- 6.5.3. It is noted within the report, that birds could nest within adjacent hedgerows and trees on site. It is recommended that works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building and vegetation should be undertaken immediately prior to the commencement of works. All active nests need to be retained until the young have fledged.
- 6.5.4. The MAGIC database search revealed that there were eight ponds located within 500m of the development site. It was concluded that any potential Great Crested Newt (GCN) dispersing from the nearby pond are likely to find suitable habitats between the pond and the development site which reduces the likelihood of the GCN commuting across the development site. In addition, fences and buildings surrounding the site are likely to divert any amphibians away from the site. It is therefore considered that the proposed development poses a low risk of harm to commuting GCN.
- 6.5.5. No invasive or non native species, bats, reptiles, badgers, water voles, otters and hedgehogs were found present on site. It is therefore considered that proposal will cause no foreseen impacts on the existing wildlife and habitats on site with the implementation of the recommendations suggested within the report.
- 6.5.6. The proposal is therefore in accordance with **Strategic Policy SD 2** of the South Downs Local Plan.

ECE Planning

6.6. Operation

- 6.6.1. The proposed 2no. holiday lets within the site will be run by the applicants who live on site, within the residential dwelling 'Manor Barn'. It is important to the applicants that their residential property is maintained as their family home but that they can accommodate a new business by the conversion of the existing barn on site to providing a new tourism business in the National Park.
- 6.6.2. The entire site, including the residential dwelling and outbuilding and the new proposed holiday lets would be occupied, run and lived in by the applicant as they intend for this to be their home and place of work for the foreseeable future.
- 6.6.3. Due to the nature of the proposal, the proposed hours of operation/use would 00:00 – 00:00 Monday to Sunday. In terms of operation, as a small tourism business that is operated by the applicant, there would be limited noise and disturbance. It is noted, that these business have a history of being noisy, however specific measures / requirements will be implemented into the booking systems to avoid noise and disturbance to neighbouring properties.
- 6.6.4. Please refer to the accompanying Site Management Plan produced by ECE Planning for greater detail.

6.7. Renewable Energy

- 6.7.1. It is proposed to implement the use of solar panels on the roof of the barn. The site looks to provide approximately 10 panels totalling 14.4 sqm and providing 3.9 kWp for the site, maximising the opportunity to utilise renewable energy. The energy will be utilised by the holiday lets reducing the costs posed to run the business. In addition, the solar panels will be implemented on the holiday let roof causing little visual impact on the surrounding area.
- 6.7.2. All internal lights will be 100% low in energy and external lighting will be dedicated energy efficient. The external lights will be no greater than 40 lumens per circuit watt and will be set on a time switch.
- 6.7.3. Please refer to the accompanying Energy Statement produced by Falcon Energy for greater detail.

6.8. Drainage

- 6.8.1. As the site lies within Flood Zone 1 and is not at risk of flooding from external sources, the principle concern will be the surface water drainage at the site.
- 6.8.2. The proposal seeks to expose of surface water through existing soakaways on site. The site will form primarily of tarmac as existing and also have aluminium rainwater goods to reduce the risk of groundwater flooding.
- 6.8.3. The proposal seeks to retain the existing foul sewage treatment plant on site via a cess pit. The cess pit is already being used by the offices to the north east of the site and the residential dwelling.

7. Conclusions

- 7.1. This Planning Statement has been prepared by ECE Planning on behalf of our clients, Mr and Mrs Lower in support of the proposed development for the *'Redevelopment of redundant agricultural outbuilding to form 2no. holiday lets'*.
- 7.2. The proposal will provide a great opportunity for visitors to stay overnight in the South Down National Park. With use of information packs, guests will increase their understanding on the surrounding area in which information about the National Park, wildlife and habitats will be present.
- 7.3. With the current Covid-19 pandemic, it has been made present that the demand for UK visitor accommodation has massively increased with particular focus to the self-catering market. Current market conditions show that demand is outstripping supply for such accommodation and therefore this proposal will seek to provide much needed accommodation, which will assist in the socio-economic recovery from the pandemic.
- 7.4. In addition, the applicant has positively engaged with the Council with a Pre-Application submission to gain feedback and advice on the development proposal. The feedback received has been taken into consideration for the submission of this Full Planning Application.
- 7.5. The proposal is considered to be acceptable in principle, addressing all the requirements laid out in the National Planning Policy Framework, The South Downs Local Plan and other additional Supplementary Documents.
- 7.6. The proposal is considered to be an effective use of the existing redundant agricultural barn. We therefore hope you can support this exciting and sustainable tourism opportunity.

Appendix A- Pre Application Advice SDNP/21/04436/PRE

Mr Chris Barker
Brooklyn Chambers, 11 Goring Road
Worthing
West Sussex
BN12 4AP

Our Ref: SDNP/21/04436/PRE
Contact Officer: S Robinson
Tel. No.: 01730 819231

8 October 2021

Dear Mr Chris Barker

PRE-APPLICATION ADVICE

Applicant Name: Mr and Mrs Lower
Proposal: Redevelopment of outbuilding to form 2no. new Holiday Lets
Site Address: Manor Barn, Ecclesden Lane, Angmering, Littlehampton, West Sussex, BN16 4DQ,

Thank you for your correspondence received 25 August 2021 seeking pre-application advice.

Executive Summary

The principle of the redevelopment of an outbuilding to form 2no. Holiday Lets appears broadly acceptable and in line with Local plan requirements, the purposes of the National Park and the SDNP Partnership Management Plan. Notwithstanding this, further detail should be provided in order to meet the relevant policy requirements as outlined in this pre-application advice.

Any proposal should make sure compliance with policies the policies highlighted in appendix 1 of this advice, as they are relevant, to varying degrees, to this type of development. Advice is provided below on the material considerations and policy requirements that should inform the design process for the development.

Please note that the advice contained within this letter constitutes an informal Officer's opinion and does not prejudice, nor is binding upon, any future decision taken by the South Downs National Park Authority.

Planning Policy

The Development Plan comprises the South Downs Local Plan 2014-2033. Key policies include SD25, SD23 and SD40, the latter is more relevant is the scheme is being proposed as farm diversification. There is no Neighbourhood Development Plan in this area. The SDNP Partnership Management Plan 2020-2025 is also relevant to this proposal.

Planning Assessment

South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH
Tel: 01730 814810 Email: planning@southdowns.gov.uk

ACKAPP

Site Location

The site is located adjacent to the southern boundary of the National Park in the village of Angmering. It is a site which has already been developed for residential use and is in close proximity to two listed buildings Dovecote at Ecclesden Manor (list number 1353863) and Ecclesden Manor (list number 1027679) but is not within a conservation area or settlement boundary. It is accessed from the A280 and served by a track which meets a footpath to the north of the site which runs north east to Ecclesden farm. The site is well screened by existing vegetation and the wider location is one of a rural nature. The site itself includes an old redundant agricultural building (subject to the proposal for redevelopment) and a large area of amenity area. The applicant lives at Manor Barn and has sufficient private amenity space, with the proposed amenity area to be allocated for the use of any visitors.

Assessment

Principle of the Development

The proposal is seeking to redevelop a redundant agricultural style building to 2 no. holiday lets, the current use of the building is for ad hoc storage.

As the site is located outside of the settlement boundary, policy SD25 of the South Downs Local Plan (2019) applies to the proposal. In order to be considered acceptable in principle, proposals need to demonstrate that there is an essential need for a countryside location and it is an appropriate reuse of a previously developed site which enhances and conserves the special qualities of the National Park. As this proposal is seeking to provide holiday lets it will also need to demonstrate accordance with SD23 of the South Downs Local Plan (2019), with particular reference to SD23 1(g) which not only supports the criteria in SD25 but requires proposals outside of the settlement boundaries (as detailed in SD25) to be closely associated with other attractions/established tourism uses, including the public rights of way network. It also includes a criteria as to whether it relates to a farm diversification scheme and any future application will need to be clear if this is the case and provide a proportionate level of information to justify the scheme. Proposals in this context.

Proposals should also ensure that:

- It will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities (SD23 1(a))
- The design and location to encourage the use of sustainable means of travel (walking, cycling or horse riding) (SD23 1(b))
- Does not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area (SD23 1(c))
- Development proposals make use of existing buildings (SD23 1(d))

It is considered that therefore, that this proposal could demonstrate an accordance with SD23 1(a, c and d) as it is proposal to provide the opportunity to visit and stay within the National Park and this was further discussed during the site meeting which the applicant was keen to provide visitor packs to provide details about the National Park, local key special qualities (to include nearby public rights of way, wildlife in the area, and other attractions). It is recommended that within the submission of a full application the applicant provides details of the proposed visitor packs. It is considered that the proposal would be sensitive to the historical setting of the area (namely the listed buildings) and the SDNPA Conservation Officer has raised no concerns provided that the applicant submits a heritage statement that sufficiently assesses the impact on the nearby listed buildings.

It is advised to demonstrate within a submission of a formal planning application, how the proposals to encourage alternative means of transport (SD23 1(b)) and also its association with other attractions/establishments (SD23 1(g)) to fully accord with SD23 of the South Downs Local Plan (2019). Notwithstanding this, it is considered therefore with the information that the proposal detailed within this scheme is broadly acceptable in principle in terms of SD23 and SD25.

Impact on Historic Setting

Particular attention is required to assess the impact of the proposal on the two nearby listed buildings, however the buildings is already in situ and as such a redevelopment scheme as detailed in this pre-app is not considered by the SDNPA Conservation Officer to cause a substantially significant negative impact on the listed buildings. However, in order to fully address this and to accord with policies SD12 and SD13 of the South Downs Local Plan (2019) a submission of a heritage statement which assesses the current impacts on the listed buildings and those which would be a result of the proposal should be provided so that the SDNPA Conservation Officer can consider these aspects in more detail.

Landscape and Design Impact

The proposal is seeking to reuse and existing building which is considered a positive approach in landscape terms, there is a proposed alternation on the northern elevation which would create a small car port for visitor parking. It appears from the scheme that this would not be an increase of the floor space but rather a small redesign. It is considered that this demonstrates a commitment to accord with SD22 of the South Downs Local Plan (2019) and the applicant is advised to examine the Parking SPD detailed further in this response to ensure that they are policy compliant. Care should be taken on the landscaping around the building to ensure that is in keeping with the local landscape and historical character and ornamental planting should be avoided. It is advised that soft landscaping at the front of the holiday lets (eastern elevation) should be revised to demonstrate a frontage which is more in keeping with the previous use of the site to prevent the site from appearing overly residential in character and detract from the agricultural appearance of the building. As such a full application should be supported by a Landscape and Visual Impact Appraisal which demonstrates a justification for any landscaping proposed.

The scheme proposes to use materials which would be in keeping with the local area and that of the historic previous use of this agricultural building, which is considered to accord with policies SD4 and SD5 of the South Downs Local Plan (2019). It is important to note that materials should be locally sourced and this should be demonstrated within a full application. There were concerns about the large elements of glazing and care should be taken on the design of these to reduce the negative impact this would have on Dark Night Skies (SD8) and the proposal discussed to have rolling shutter type systems is considered to be a positive approach. However, impacts and mitigation measures will need to be assessed and provided within a full application to ensure full compliance with SD8.

Overall, it is considered that the design and use of materials for this proposal could accord with SD4 and SD5 of the South Downs Local Plan (2019) and conserves and enhances the special qualities of the area.

Ecology and Ecosystem Services

As the building is already in situ it is not considered that the redevelopment of this proposal is likely to cause a significant impact on the surrounding ecology. However, the County Ecologist has raised a concern on the redevelopment having an impact on bats and nesting birds which may frequent the building. They have advised that this is fully assessed and addressed within a full application with mitigation measures provided. Additionally, the site has a lot of potential to provide significant biodiversity net gains and details of this should be provided within the full application to ensure full accordance with South Downs Local Plan (2019) policies and national requirements.

This proposal by its very nature accords with SD2 1(j and k) (Ecosystem Services) of the South Downs Local Plan (2019) and the applicant is advised to asses where further positive impacts can be delivered through applying more ecosystem services to the proposal. Schemes could include the provision to create further habitat potential, harvesting rainwater for reuse, green roofs and rain water gardens. It is important to note that all schemes should also work in conjunction with SD4 and SD5 of the South Downs Local Plan (2019) and further information on this can be found in the advice note detailed within this advice.

Highways

The Highways Authority operates their own pre-application advice service and applicants are advised to engage with this should they require detailed comments from Highways Authority.

Guidance Notes

Biodiversity Net Gain:

<https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development#use-the-metric>

<https://www.gov.uk/government/consultations/biodiversity-net-gain-updating-planning-requirements>

Ecosystem Services Technical Advice Note:

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/ecosystem-services-tans/>

Sustainable Construction SPD:

<https://www.southdowns.gov.uk/wp-content/uploads/2020/08/Sustainable-Construction-SPD-FINAL-25-Aug-2020.pdf>

Adopted Parking SPD:

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/supplementary-planning-documents/parking-spd/>

Dark Night Skies Technical Advice Note:

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/dark-skies-technical-advice-note-tan/>

Habitats Regulation Assessments (HRAs) Technical Advice Note (if required)

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/habitats-regulations-assessments-hras-tan/>

Heritage Statement Guidance Note:

<https://www.southdowns.gov.uk/wp-content/uploads/2017/04/Heritage-Statement-Guidance-Note-Final.pdf>

Summary of additional items for a full application

- Ecosystem Services Statement
- Heritage Statement
- Landscape and Visual Impact Assessment (LVIA)
- Preliminary Ecological Appraisal to include biodiversity net gain calculations
- Lighting Assessment and Dark Night Skies Assessment
- Construction Environmental Management Plan
- Foul and Surface Drainage Details
- Landscaping proposals
- Schedule of materials
- Parking provision assessment
- Visitor pack details
- Site management plan
- Sustainable construction details

Consultations

The following consultation responses can be found on the the Authority's website under the case reference number, for your consideration:

- o WSCC Fire and Rescue
- o HCC Ecology

- o Highways Authority
- o Arun DC Drainage
- o Arun Environmental Health

If you pursue a formal planning application please note that the requirements of the South Downs National Park Authority Local Validation List will apply with regard to the information required to be submitted. Further information is available at

<https://www.southdowns.gov.uk/planning/making-an-application/local-validation-list/> .

It would be advisable to contact the Building Control department at your Local Authority to check if building regulation approval is required.

Please note that the advice contained within this letter constitutes an informal Officer's opinion and does not prejudice, nor is binding upon, any future decision taken by the South Downs National Park Authority.

Yours sincerely,

S Robinson
Senior Development Management Officer
For and on behalf of South Downs National Park

Appendix

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications.

The following Policies and Outcomes are of particular relevance to this case:

National Planning Policy Framework (NPPF) and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Development Plan

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD6 - Safeguarding Views
- Strategic Policy SD7 - Relative Tranquillity
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings

- Strategic Policy SD19 - Transport and Accessibility
- Strategic Policy SD20 - Walking, Cycling and Equestrian Routes
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD23 - Sustainable Tourism
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources
- Strategic Policy SD49 - Flood Risk Management
- Development Management Policy SD50 - Sustainable Drainage Systems
- Development Management Policy SD54 - Pollution and Air Quality

Other plans considered

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End of Document