

Planning Design and Access Statement

Proposed Development At Glebe Farm, Honey Lane, Angmering

To

On behalf of: Jonathan Lovejoy

Prepared by:

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Associate



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Date	XXXX
Version	XXXX

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Project Team



Architecture

RDV a Design

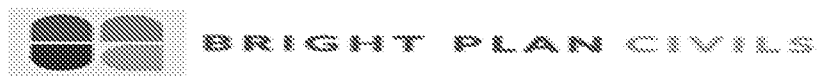
Drainage



Ecology



Transport

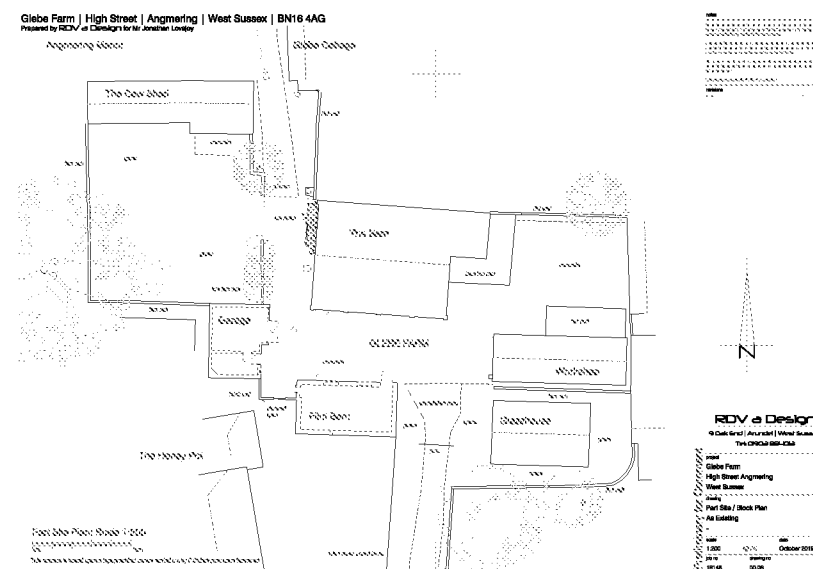


1.0 Introduction

- 1.1 Neame Sutton Limited, Chartered Town Planners, are instructed by Jonathan Lovejoy ("the Applicant") to prepare and submit this full planning application
- 1.2 This application proposals have been prepared on a comprehensive basis having regard to the technical appraisals, the relevant National and Development Plan policies relevant to the application proposals.
- 1.3 As part of this application the following technical reports have been included:
- FRA and Drainage Report
 - Ecology
 - Transport Statement
 - Heritage Statement
 - Structural Survey

2.0 Description of the Site and Location

- 2.1 The site is within the built-up area boundary and within the Angmering Conservation Area. The site is accessed from Honey Lane.
- 2.2 The site is a former farm and small holding with several barns in a cluster. The Main Barn is a flint barn which is the first barn at the site entrance and is adjacent to a glass house and 2 storage barns. The Garage barn is further into the site and previously housed tractors and farm implements. Yet further into the site is the old cow shed and hovel with a grassed area to the front. The track continues round, passed a flint cottage and out onto High Street beside Old Well Cottage, which is a Listed Building.
- 2.3 The site is within the Conservation Area, which is the historic core of Angmering with farming being the past economic activity. Specifically, in this part of Angmering the farming was horticultural. Traditional farming has declined giving way to intensive farming methods and much of the surrounding farmland has been sold and developed for residential purposes. Hence the redundant farm buildings which are left on this site. These barns are a good example of traditional barns in a traditional farm complex layout.
- 2.4 The site is within a sustainable location, within walking distance of the High Street and the Square where there is a variety of shops and leisure facilities, as well as access to public transport.
- 2.5 Angmering is close to the South Downs National Park and a good location for touring holidays.
- 2.6 The site location, close to the historic core of the village makes it an ideal location for holiday accommodation. The owners of the site are artists and wish to offer short stay holiday accommodation for other artists.



Site Location Plan

3.0 Site History

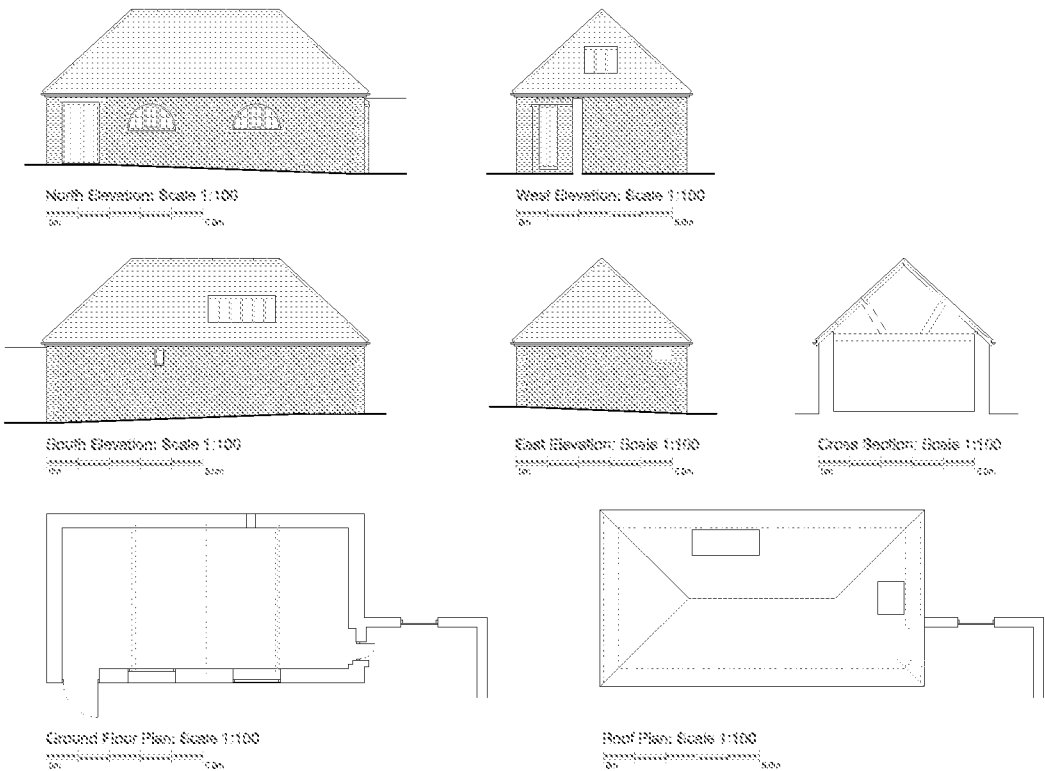
- 3.1 Glebe Farm was a much larger site before a major part to the south was sold off for the Bramley Green housing development.
- 3.2 Originally part of the land farmed by Nuns in and around Angmering Manor. This became Freshacres Nursery for horticultural purposes until it fell into disuse.
- 3.3 The farm has been disused for many years. There is a mixture of barns which have been erected over many periods. The Flint Barn is the oldest barn on the site. During recent times the barns have been used for storage or for family and friends to use as artist studios.
- 3.4 The Honey Pot and Seniah House are on land once part of Glebe Farm. These residential properties are close to the barns.

4.0 Description

Description

- 4.1 The site application is to convert The Flint Barn and the Garage Barn into studio apartments, for holiday accommodation for artists.

Glebe Farm | High Street | Angmering | West Sussex | BN16 4AG
Prepared by RDV & Design for Mr Jonathan Lovejoy



5.0 Planning Policy Framework

- 5.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan, and the Arun District Local Plan 2011-2031) and the Angmering Neighbourhood Plan.

National Planning Policy Framework

The overarching objective running through the NPPF is the concept of sustainable development. The NPPF in paragraph 59 states that to boost the supply of homes it is important that a sufficient amount and variety of land can come forward where it is needed. Sustainable development has 3 dimensions, an economic role, a social role and an environmental role.

Economic Role

To help build a strong responsive and competitive economy by ensuring sufficient land of the right type is available in the right places to support growth, innovations and improved productivity and by identifying and coordinating the provision of infrastructure.

Social Role

Supporting strong, vibrant and healthy communities by providing the supply and range of homes can be provided to meet the needs of present and future generation and by fostering well designed and safe built environment with accessible local services and open space that reflect the community's health, social and cultural well-being.

Environmental Role

Contributing to protecting and enhancing our natural, built and historic environment and helping to improve biodiversity and mitigating and adapting to climate change, including moving to a low carbon economy.

Minimising waste and pollution.

Design

Paragraph 124 states that "good design is a key aspect of sustainable development. So too is effective engagement between applicants, communities, local planning authorities "

Design should establish or maintain a strong sense of place.

- 5.2 The proposal for tourist accommodation for artists is in accordance with the economic role. It will make an economic use of two disused attractive barns. Finding a new use for these barns satisfies the environmental role. The location of the site meets the social role in that the barns are close to local services. The design of the existing barns is of traditional flint barns which it environmentally beneficial to retain and put back into an alternative use.

Proposals affecting heritage assets

Paragraph 185 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, and the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable and uses consistent with their conservation.

- 5.3 The proposal is in accordance with this policy.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

- 5.4 The use of the barns for tourist accommodation ensures the retention of the barns and without any alteration to the exterior of the barns.

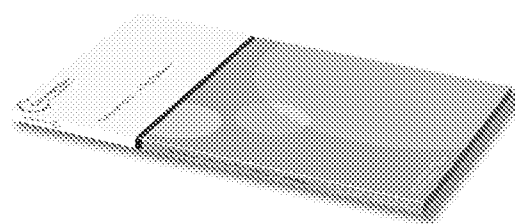
The Local Development Plan

The Local Development Plan

The current Development Plan comprises the Arun District Local Plan adopted July 2018.

Arun District Council Local Plan 2011-2031 adopted July 2018

Policy	Description
SD SP1	Sustainable Development
SD SP2	Built-up Area Boundary
TOU DM1	Tourism Related Development
D SP1	Design
D DM1	Aspects of Form and Design Quality
ENV DM5	Development and Biodiversity
HER DM3	
W DM2	Flood Risk
H DM4	Conversion of Rural Buildings for Residential



SD SP1 Sustainable Development

The Council will take a positive approach that reflect the presumption in favour of sustainable development and will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements..6 It is considered that the proposal respects this policy in that it is a good use of disused historic flint barns as a sustainable use. The artist tourist market assists the local economy of the neighbouring National Park, by generating visitors to the Park and the local villages.

SD SP2 Built-up Area Boundaries

Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built-Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan

The site lies within the built-up area boundary

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Policy TOU SP1 Sustainable tourism and the visitor economy

Sustainable tourism development will be encouraged where it protects as well as promotes the main tourism assets of;

- a. the waterfronts – the coast, rivers and estuaries,
- b. the complimentary visitor uses of the fertile coastal plain in conjunction with agriculture, and c. the backdrop and access for visitors to the South Downs National Park with the historic town of Arundel as it's focal point, that make the District attractive to visitors. e. Protects and enhances the

natural and built environment of Arun.

- 5.7 The proposed tourist development is a sustainable form of tourist accommodation; it makes use of existing buildings and does not require any physical development. It would provide year-round accommodation close to Arundel and the South Downs National Park. The local economy will benefit from visits to local shops and facilities.

Proposals for visitor related development will be determined by Arun's capacity to absorb such growth; for Arun this means tourism growth which:

- a. Encourages long-term visitor interest / activity;
- b. Ensures a viable visitor economy;
- c. Provides benefit to local people;
- d. Extends the visitor season; and
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HER SP1 The Historic Environment

Planning permission for development proposals that conserve or enhance the historic environment of the District, based on the approach that designated heritage assets including listed buildings, structures and their settings and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

- 5.9 The proposal does not adversely affect the Conservation Area, but rather protects the attractive barns by providing a new use of these structures, which though not seen in the street scene, still positively contribute to the Conservation Area.

HER DM3 Conservation Areas

In order to preserve or enhance the character or appearance of Conservation Area consent will normally be granted their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings.

- 5.10 The proposal is not for any new structures.

W DM2 Flood Risk

Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), will only be permitted where a sequential tests accords with the NPPG, a site specific FRA demonstrates that the development will be safe, including access and egress without increasing flood risk elsewhere and reduce flood risk overall. The sustainability benefits to the wider community are clearly identified and the scheme identified adaptation and mitigation measures.

- 5.11 The site is within flood zone 1 where there is no risk of flooding. A Drainage Strategy has been included with this application.

Policy H DM4 Conversion of rural buildings for residential use

Proposals for the conversion of buildings for residential use outside the built-up area will not be permitted unless

- 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;
- The building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension;
- 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;

d. 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

e. The traffic to be generated by the new use can be safely accommodated by the site access and the local road system.

- 5.12 The proposed use is for a tourist accommodation which is considered to be a commercial use most acceptable to this particular location, close to residential properties. A structural survey has been submitted with this application which supports the use in that the barns are capable of conversion without rebuilding or significant alteration or extension. Also, a Transport Appraisal has been submitted with this application which demonstrates that there are no detrimental effects on highway safety.

Angmering Neighbourhood Plan 2014-2029

TM1: Local Highways

Proposals for new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of the traffic generated both during development and on completion

- 5.13 A Transport Assessment has been included with this application. There are no detrimental effects on highway safety as a result of this proposal.

EH1: Development in the Conservation Area

The Design and Access Statement and accompanying drawings for all development within or affecting the setting of the Conservation Area must provide sufficient detail for proposals to be properly understood and include:

- Drawings showing the proposals in relation to their surroundings will include a street elevation and sections across the street;
- Details of how window openings relate to the elevation (i.e. are they flush or set back?). In addition, within conservation areas trees are protected by law and should not be removed, pruned, lopped, topped or have their roots cut as

part of any proposed development without prior Conservation Area consent from Arun District Council.

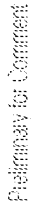
- 5.14 The proposed changes to the two barns is primarily in the interior to provide a layout suitable for tourist accommodation. The changes such as to replace the garage doors are indicated on the elevational plans.

EH3: Flood Prevention

Angmering is categorised as at a medium to high risk of flooding from rainfall runoff from the land and is also a groundwater emergence zone and for these two criteria have been assigned the highest risk categories.

- Any new development must ensure that the prospect of flooding within the development boundaries is mitigated.
- Any new development must ensure that it does not increase the flooding impact it may have on surrounding properties and areas.
- Development at risk from flooding should incorporate a sustainable urban drainage system unless it is demonstrated that an alternative drainage system is appropriate.

- 5.15 A Drainage Strategy has been included to demonstrate that the proposal will not result in any flooding issues. The site lies within Flood Zone 1 where the risk of flooding is low.



6.0 The Reason that Planning Approval should be granted

(i) Principle of Development and Sustainability

- 6.1 The site is within the built up area where development is acceptable in principle. The conversion of two traditional barns to tourist accommodation is a sustainable form of development within a village location close to shops and services.

(ii) Conversion of Historic Barns to a Commercial Use

- 6.2 The site is in a small complex of redundant farm buildings which are the remnants of a previous horticultural nursery. A Structural Survey has been included with this appeal which demonstrates that the barns are capable of conversion without significant alteration or extension.
- 6.3 The owners of the site are artists and have used the site for storage of materials. They would like to provide tourist accommodation for artists to stay and be inspired by the local area around Angmering and the South Downs National Park.
- 6.4 It is the intention to bring the barns back into use and to provide an economic use. Tourist accommodation combines the need for an income from the site and the desire to offer tourist accommodation to the artistic community.
- 6.5 Tourism is a commercial activity and therefore the proposed use is in accordance with policy TOU SP1.

(iii) Effects on the Heritage Assets

- 6.6 The site is within the Angmering Conservation Area. The site is not seen within the street scene as it lies to the rear of High Street. Therefore, there is a neutral effect on the Conservation Area. There are no extension alterations proposed therefore there is no demonstrable harm to the Conservation Area.

- 6.7 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the viable optimum benefit should be secured. In this case the proposed use will secure a viable use to ensure the historic farm buildings are secured for the future, with no harm to the barns or historic environment.

(v) Access

- 6.11 A Transport Assessment has been included with this application which concludes vehicle access would be from the existing access in Honey Lane via a widened access route through The Tree House (which is within the red edge) and this can accommodate emergency vehicles.
- 6.12 The proposed development would result in a net reduction of 4-5 daily vehicle trips based on the history of the site.
- 6.13 Refuse collection would be as per existing arrangements from Honey Lane. The Management of the holiday accommodation would transport waste from the units to a bin collection point on the north side of the access road.

(vii) Flooding and Drainage

- 6.18 A Drainage Report has been submitted with this application which concludes

(viii) Ecology

- 6.19 A Bat Scoping Report has been submitted with this application which states that the lack of foraging habitat present on the site or with central Angmering reduces the likelihood of bats being present. Bat roost potential at this site is rated as negligible.
- 6.20 Since the site comprises entirely buildings and paved ground the risk to other protected species is negligible and no other surveys are considered necessary.

7.0 Conclusion

7.1 The proposal is to convert 2 historic barns to provide tourist accommodation, particularly to the artistic community.

7.2 The barns are structurally sound and worthy of retention.

7.3 The re-use of these barns will not cause any harm to the Conservation Area or to neighbouring properties. The exterior of the barns will not be altered.

7.4 It is therefore considered that the proposal will provide additional income for the owners of the site and to local shops and leisure activities in the area. As there are no detrimental effects, it is considered that the application should be approved.

