

PLANNING STATEMENT ON BEHALF OF

Mrs Sharon Ashworth-Leach

Regarding the proposed erection of a sustainable high quality timber building, to provide an early year's farm nursery with associated vehicle parking.

At

**Brackenside, Dappers Lane, Angmering,
West Sussex BN16 4EW**

June 2015

Contents

<u>Section</u>	<u>Page No.</u>
1. Introduction	3
2. Application Site and Surrounding Area	4
3. Relevant Planning History	5
4. Description of the Proposal	6
5. Involvement	7
6. Development Plan Policy	8,9
7. Planning Issues	10
8. Other Material Considerations	11
9. Conclusions	12
10. Appendices	
➤ Photograph: Main House	13
➤ Photograph: Aerial View	13
➤ Site Plan	14
➤ Photograph: Outbuilding to be replaced	15

1-0 Introduction

1.1 This planning statement concerns the construction of a sustainable timber building measuring 175 square metres on the northern edge of the site. This high quality timber construction would be single storey to be used as an early year's farm nursery for 23 children.

1.2 The statement serves to demonstrate that:

- The proposal would create a facility for which there is an identified demand and need within the area.
- The proposal would impact positively on the rural economy as it would result in the creation of jobs in the area.
- The proposal would not adversely impact on the visual character of the area, or residential amenity.
- The proposal would not have an unacceptable impact on the local highway network.
- The proposal constitutes a sustainable form of development in line with the local Development Plan Policy and National Planning Policy Framework (NPPF)

2.0 Application Site and Surrounding Area

- 2.1 The site of this application is Brackenside, Dappers Lane, Angmering, West Sussex. BN16 4EN
- 2.2 The existing house is a one and a half storey bungalow located on a 1.28ha site with a number of additional small outbuildings forming stabling and storage for paddocks and an outdoor sand school. The site has front, rear and side garden areas and has adjoining paddocks to the northwest and northeast of the dwelling house and a sand school adjacent to the northern boundary. The site is fenced and screened by hedgerows interspersed with trees on all boundaries. The trees and hedgerows comprise part of the garden area and will remain unaffected by this proposal. (Appendix 1)
- 2.3 The application site is located approximately one mile from the centre of Angmering Village. The site is accessed via Dappers Lane, off Water Lane. The site itself slopes gently from north to south and comprises mature gardens of both formal and informal design and nature. The immediate surrounding area is a mix of residential, commercial, farm and paddock land. As illustrated by the aerial photograph the site has mature hedge and tree screening to the west, south and east boundaries and paddock fencing with intermittent hedging to the north.
- 2.4 The character of Dappers Lane is predominantly residential with a variety of single storey and two storey dwellings differing in age and architectural appearance and finish. Located adjacent to the site, on the eastern side of Dappers Lane, are located a number of commercial businesses - again detailed and illustrated on the attached aerial photograph. (Appendix 2)
- 2.5 The site's two adjacent neighbouring properties are Barn Farm to the north, and Culberry Nursery to the South. A map detailing the location of the site is attached as Appendix 3.
- 2.6 The site does not contain trees of any significance which would be affected by this proposal and there are no tree preservation areas or area of Ancient Woodland. The applicant intends to collaborate with the Woodland Trust in conjunction with MORE woods, to enhance, extend and preserve the woodland and countryside area within the site.
- 2.7 It is proposed that the site will be cultivated for the growing of flowers and vegetables, preserving the wooded area and orchard, and also establishing an area where small animals can be housed.

3.0 Relevant Planning History

- 3.1 A/45/13- Application for the removal of Condition 3 following a grant of permission A/114/80/ and Condition 2 following a grant of planning permission A/134/81/ which limits the occupation of the dwelling to a person solely or mainly employed in agriculture.
- 3.2 A/11/13/CLE- Application for a Certificate of Lawfulness for an existing use or operation - Occupation of the dwelling in non compliance with the agricultural occupancy conditions placed on outline application ref A/114/80 (condition number 3) and submission of details application A/134/81 (condition number 2)
- 3.3 A/106/89- Change of use of agricultural land to schooling ring for horses

4.0 Description of the proposal

- 4.1 The proposal seeks consent for use of part of the site from the current C3 residential use to D1 non-residential institution. The proposal includes the demolition of derelict and obsolete timber and metal outbuildings their replacement of with a one storey oak framed purpose designed Early Years Building. The size and mass of the proposed new building together with siting and the extensive shrub and tree screening along the site boundaries will ensure that there is no adverse impact on the amenity of the neighbours or upon the setting and amenity of this property. (Appendix 4)
- 4.2 The design of the new Building reflects the rural character of the area and is intended to complement the appearance of the existing building. The proposed construction comprises a single green oak-framed building under a clay tiled barn hipped roof with 4 no velum windows to the north roof slope The new building will sit on a brickwork plinth to match the existing property. All areas above door/window sill level will be weather boarded seeking to ensure that there is continuity of materials sympathetic to the area. The overall scale and appearance of the building is considered to be appropriate for its use and is not overbearing when considered alongside the residence and adjacent properties.
- 4.3 The proposed nursery would accommodate a maximum of 23 children and 4 staff and at any one time. The nursery seeks to comply with the Vision Statement detailed in the Angmering Neighbourhood Plan in as much as it would encourage the very young to experience and enjoy learning and undertaking outdoor activities in a natural environment preserved for their benefit.
- 4.4 The existing access to the residential property will be unaffected by this proposal. A separate access will be provided to the new nursery building together with off road parking and turning to accommodate staff and visitor vehicles. All proposed new works will be constructed in accordance with Part M of Building Regulations as appropriate. There will be no alterations to the existing foul water drainage system.
- 4.5 The nursery is proposed to operate in sessions throughout the day between the hours of 08.00am to 18.00pm, with traffic volume being distributed throughout the day, and would not conflict with periods of peak flow. It is also intended to prepare a travel plan to encourage parents and staff to car share, cycle or walk. The possibility of providing a minibus service for pick up and drop off for the benefit of working parents in the area will be explored. It is anticipated the movements of vehicles to and from the site would operate as follows:-
The Nursery will be open from 8am-6pm Monday to Friday.
The following sessions will be available to parents
- o Morning Session - 8am-1pm (drop off between 8-9am and 1pm collection)
 - o Afternoon Session -1.30pm-4pm (drop off at 130pm and collection at 4pm)
 - o Afternoon Session -1.30pm-6pm (drop off at 130pm and collection at 6pm)
 - o Full day session - 8am-6pm. (drop off between 8am-9am and collection between 5pm-6pm)
- These sessions will allow for a steady flow of traffic during drop off and collection times and not all parents will be arriving at the same time.

5.0 Involvement and Case for the Early Years Facility

- 5.1 The Applicant has undertaken extensive research and consultation prior to submission of this application. Discussions have been carried out with the Early Years Advisor from West Sussex County Council, who has visited the site, and feels it would be an excellent location to support children's learning and development. In addition the Applicants ideas of supporting children with additional needs and their parents met with her approval, as it is a service lacking across the county and would benefit the local community.
- 5.2 The Applicant's research into current childcare facilities in the area has shown that only one operator provides childcare throughout the year, the remainder operating term time only, only being for children aged two years and upwards. The Angmering Children and Family Centre provides drop in sessions for mums who stay at home with their babies. There are also a number of registered childminders within the area.
- 5.3 The Applicant's research into the West Sussex Childcare Sufficiency Assessment (CSA), 2011, produced by the Early Childhood Service, found that the 2013 update of this assessment shows a deficiency across childcare provision of in the region of 272 places. (Information was taken from the Tribal Database in respect of the period 1/4/2012 to 31/3/2013).
- 5.4 The Applicant also noted in the research conducted that point 6.31 of the ADC Infrastructure Delivery Plan (IDP) 7 highlights points relating to housing numbers and the increases in services and infrastructure that are required, and included in this is the expansion of pre-school provision. Point 3.7 outlines that in the last ten years the population has risen by 2043, a 35% increase in population (3.8), and growth compared to 6% across Arun as a whole. The largest increase appears to be in the 0 to 15 years old age group (3.9). Also noted in section 3.10 was the increase in the numbers of younger residents moving into the area, canting the demographic structure of Angmering.
- 5.5 In terms of engaging the wider community the Applicant's agent attended a meeting with Angmering Parish Council on 7th April 2015. The applicant's agent outlined the broad elements of the proposal, the need for additional early years provision being recognised and appreciated by members of the parish council. Furthermore, a member of the Parish Council resident for over 40 years in the locality thought the idea to be excellent for the benefit of local children and their parents. The potential increase in coal traffic was raised as a minor concern but did recognise that it would not coincide with peak traffic during school hours.

- 6.0 Development Plan Policy - National Planning Policy Framework (NPPF)
- 6.1 The framework sets out the Coalition Government's vision for future economic growth: the National Planning Policy Framework (NPPF) was adopted in March 2012.
- 6.2 The Ministerial Foreword highlights that 'Sustainable development is about positive growth, - making economic, environmental and social progress for this and future generations.'
- 6.3 The Government is looking to secure sustainable economic growth to create prosperity and jobs. Planning is encouraged to recognize the prospect of growth.
- 6.4 Paragraph 72 of the NPPF indicates the importance Government places on ensuring availability of sufficient choice of school places to meet the needs of the community. In order to meet their requirements, LPA's should encompass a proactive and collaborative approach.
- 6.5 The Applicant notes that Paragraph 28 is particularly relevant for this application in as much as planning policies should take a positive approach to sustainable new development and creation of jobs and prosperity.

Arun District Local Planning Policy

- 6.6 Policy GEN 3 - The District Council intends to continue protecting the natural environment by strictly controlling development in the countryside. Development outside the defined built-up area will only be allowed in exceptional circumstances or where there is strong justification for a countryside location. The Applicant's intention is to provide space and activities in the natural environment of the countryside area to create a new and innovative approach to teaching young children, helping them to benefit from being outdoors in the open air and to learn to love and respect their natural surroundings. The children would enjoy a diverse day with the significant proportion of time spent learning outdoors. The proposed operation of the farm nursery would only be suited to a countryside location where children can embrace caring for small animals, enjoy learning about the flora fauna and wildlife, and significantly to learn and develop new skills which will help them to respect the importance of preservation of natural environments for the future.
- 6.7 Policy GEN7- The District Council intends to continue protecting the natural environment by strictly controlling development in the countryside. Development outside the defined built-up area will only be allowed in exceptional circumstances or where there is strong justification for a countryside location. As outlined above the Applicant's intention is to conform and create a setting which will respect the local character of the countryside environment, and greatly improve the area within the subject site. The proposed operation of the farm nursery would only be suited to a countryside location where children can embrace caring for small animals, enjoy learning about the trees, birds and wildlife, but importantly to learn new skills which will help them to respect the importance of preservation of natural environments for the future.

- 6.8 POLICY GEN 12 , Parking in the new development – The Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan. The existing access to the residence will be unaffected by these proposal. A separate access will be provided to the new early years building with off road parking and turning to accommodate staff and visitor vehicles. All proposed new works will be constructed in accordance with Part M of Building Regulations as appropriate. The Applicant will ensure that the proposed travel plan will be set up to accommodate the need to meet the National and Regional Planning Policy Framework.
- 6.9 Angmering Neighbourhood Development Plan (ANDP). Angmering Parish Council have sought to promote a neighbourhood plan in accordance with the objectives of the Localism Act 2011. The plan is almost complete having successfully managed the examination and referenda stages earlier in 2015. It is expected that Arun District Council will formally complete the plan adoption process in the near future. The ANDP will cover the period up to 2029.
- 6.10 The ANDP Vision Statement and plan objectives endorse the sustainability objectives of the NPPF and saved policies from the expired 2003 Arun DC Local Plan. The plan seeks to ensure that jobs are available locally enabling people to work as well as live in their neighbourhood. The plan also states that business and employment opportunities are seen as a high priority by all age groups who were consulted regarding the plan.
- 6.11 With regard to the Plan's core objectives, Chapter 6 details the policies for employment and retail within the parish area. Policy ER2 seeks to protect existing employment site and locations - this would include the Dappers Lane area. Section 3.21 of the plan states that there are numerous small businesses of all types in the parish which operate predominantly from small units in Dappers Lane, Arundel Road and Roundstone Lane.
- 6.12 Section 3.56 of the plan details 'Character Areas' within the parish. The area to the immediate north east of the village built up area boundary (BUAB) and abutting the eastern edge of Dappers Lane has been identified as one of three 'employment sites' within the parish. The subject property abuts the northern boundary of this identified employment site. The plan also seeks to protect the employment character of this area. The proposed development is considered to complement this policy, already being located between two sites currently in employment use.

7.0 Planning Issues

- 7.1 In terms of traffic generation the proposed farm nursery would accommodate up to 18 children at any one time. The nursery will be operated in sessions meaning staff and parents will be travelling to the site at different times of the day. Traffic movements will be distributed throughout the day with no negative impact upon highway safety.
- 7.2 The site of the proposed nursery is sufficiently distanced and screened from neighbouring properties. The Applicant, who has many years of experience in operating nursery and early years facilities, cannot foresee any significant noise disturbance due to the small number of children attending. The site is located within an area where there are existing uses which generate a degree of noise and activity, including nurseries, livery, greengrocers and commercial employment units.
- 7.3 The site has front, rear and side garden areas and has adjoining paddocks to the northwest and northeast of the dwelling house and a sand school adjacent to the northern boundary. The site is fenced and screened by hedgerows interspersed with trees on all boundaries. The trees and hedgerows comprise part of the garden area and will remain unaffected by this proposal. The proposed location of the nursery would therefore have no adverse impact on the visual character of the surrounding area.
- 7.4 Department for Communities and Local Government (August 2013) acknowledged the difficulty for people living in rural areas to find appropriate local educational provision and suitable buildings for new providers to convert to schools. It was proposed to build on the approach adapted for the agricultural permitted development rights to bring forward provisions for allowing change of use to state funded schools as well as nurseries providing childcare.
- 7.5 The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 came into force in April 2014 after the initial planning proposal. The MA (Class) development consisting of a change of use of a building and any land within the curtilage, from use as an agricultural building to use as a state funded school or a registered nursery. The Applicant embraces the preservation of the countryside elements of the area in her plan, as this forms the ethos of the farm nursery proposal.
- 7.5 The Proposal for the nursery would also seek to boost the local economy through the use of local suppliers and hopefully recruiting locally-based employees.

8.0 Other Material Considerations

8.1 From research conducted into Nature Deficit Disorder, the Applicant has noted the following disturbing statistics of children losing touch with the great outdoors, hence the passion to start educating parents and children of the potential benefits.

- Three in ten children between two and fifteen years of age are overweight or obese due to their sedentary lifestyle.
- One in three children could not identify a particular type of bird, or tell the difference between a wasp and a bee.
- Less than one in ten children is able to regularly play in wild places compared to half a generation ago.

The ethos for the proposed nursery is to offer children the chance of real experiences of the great outdoors, and natural resources which will hopefully inspire them and encourage a love and respect of nature through their teenage years and into later life to pass on to their children

8.2 The proposed nursery would operate outdoors in the main and would be based on learning principles embracing the changing seasons, weather patterns and routines. All activities would be in line with the Early Years Foundation Stage curriculum. The children attending would be provided with appropriate clothing to suit all weather conditions.

8.3 The Applicant intends to include the 'under twos' from the local area as there is an apparent lack of provision for this age group, apart from a toddler group and registered child minders. The provision would also embrace those children with additional educational and development needs, and fully qualified staff would ensure their well-being and health and safety.

8.4 As detailed earlier, the proposed nursery would create jobs, the applicant seeking to recruit for local people, consequently boosting the local economy.

8.5 Accessing childcare can enable a parent to return to work (usually after maternity leave) look for, begin or continue to work, study or undertake training.

8.6 The proposed setting would have stringent security and safeguarding procedures, to go along with ongoing risk assessments and monitoring to ensure the health and safety of the children. The local Environmental Health Department would also be involved in relation to guidance and procedures for the keeping of the small animals. Strict policies and procedures would be put in place and shared with the parents, as parent partnership and inclusion is all too important in a childcare setting.

8.7 The Operational Plan for the setting, ratios of staff, and numbers of children would need to be approved and licensed by OFSTED to allow it to operate.

9.0 Conclusion

- 9.1 The proposal seeks to provide a new business venture and local childcare service in a rural setting to meet the focus of the curriculum of learning through experiencing nature, wildlife and the natural world. It will allow children to benefit from being outside with fresh air, more exercise and freedom of natural space to develop life skills. It will particularly benefit those children with additional needs or who may experience challenging behaviour due to their need for challenge not being met. It will also encourage children to make the right choices, appreciate risk and build their self esteem and confidence.
- 9.2 West Sussex County Council Early Childhood Services have provided evidence of the lack of places for pre-school education. This is only likely to worsen with the proposed building of many more houses in the area.
- 9.3 The site is well located and meets the criteria for the proposal.
- 9.4 The Proposal will provide parking; with relevant turning space on site clear of the highway. Traffic generation would be dispersed throughout the day.
- 9.5 The Proposed new building would be in keeping with the surrounding area and would be sufficiently distanced from neighboring properties. There would therefore not be any detrimental or adverse impact on the occupants of neighbouring properties in terms of loss of privacy or disturbance.
- 9.6 The Proposal would create addition opportunities for job in the rural area and provide a needed facility for the local community.
- 9.7 The Proposal would comply with the National Policy (NPPF) and Development Plan Policies.

10.0 Appendices

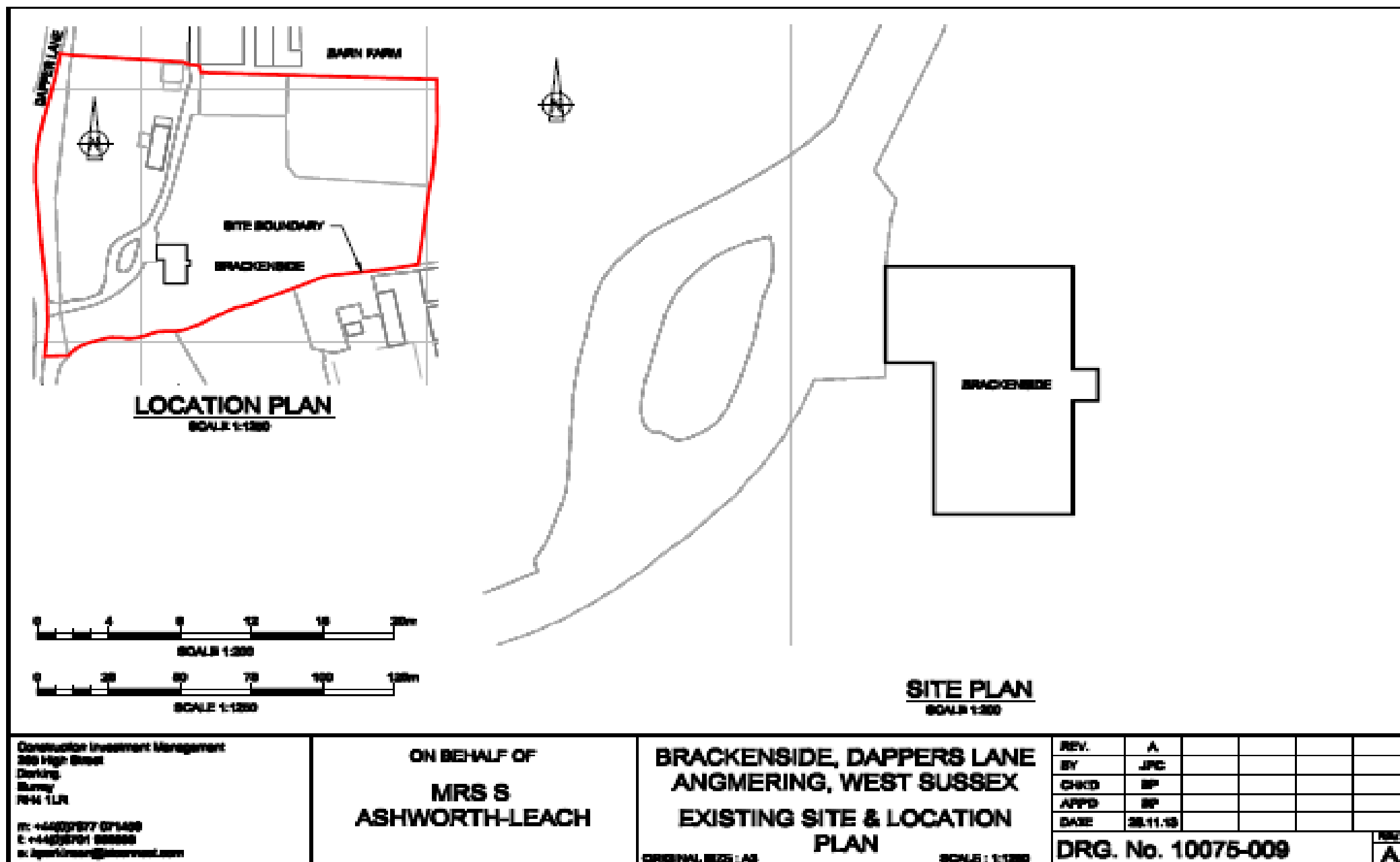
Appendix 1 Main House



Appendix 2 Aerial View



Appendix 3 Site Plan



Appendix 4 Outbuildings to be replaced

