



**BABSHAM FARM
BABSHAM LANE
BOGNOR REGIS
WEST SUSSEX
PO21 5EL**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION FOR THE CHANGE OF USE OF LAND
FOR THE STORAGE OF BUILDING MATERIALS, EQUIPMENT AND PLANT
AND FOR THE PARKING OF 2 No ARTICULATED VEHICLES**

July 2019

**Sloane & Brown Ltd
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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for the change of use of land at Babsham Farm, Babsham Lane, Bognor Regis for use as storage for building materials, equipment and plant together with the parking of 2 no articulated vehicles (whilst not in use).

The building equipment and plant will be stored only either on site or within one of the free standing storage containers located on the site.

SITE HISTORY

There is no recent planning history for this specific part of the site.

The site would originally have been used for agricultural use but has not been used for this purpose for a significant period of time.

The site is currently used by local building contractors for the storage of inert building materials associated with domestic projects and external landscaping. The site is used for the temporary storage of waste materials associated with the builder's business.

There are three ex shipping containers located on site for the purposes of secure storage of building materials and equipment.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the change of use of the land from agricultural use to use as B8 (storage and distribution) which includes open air storage. In addition it is proposed to retain the siting of three ex shipping containers on the site for the purposes of secure storage. It is proposed to provide a 2.4m high permanent screen fence to part of the south west boundary immediately located between the site and the residential properties in Babsham Lane. The existing blockwork wall enclosures and gates (part of former agricultural buildings) will be retained.

The applicant is The Church Commissioners for England, who are the owners of the land subject to the application.

The current tenants of the land are a local building business and a local landscape paving business who share the site for the storage of their materials, equipment and plant.

The site is also used for the short term storage of their waste materials, in association with and as a result of their businesses, before being removed from site in skips. In addition the site is used for the parking of two articulated lorries and trailers by a third tenant. The lorries are stored unoccupied on the site between deliveries.

It is not anticipated that noise levels would be any higher than those typically generated with the original agricultural use.

The application does not include any physical changes to the site area.

ASSESSMENT OF PHYSICAL CONTEXT

The site is located centrally in the Babsham Farm site, to the north west of the town of Bognor Regis. Existing properties to the south west and north east have a variety of commercial and residential uses. There is an established access point running along the south east boundary serving the site and adjoining sites to the north east and south west of the site.

The aspects to the north west and south east are generally open, and there are no other properties in close proximity to the site in this area.

INVOLVEMENT OF LOCAL INTERESTS

No consultations have been carried out with local residents, businesses or other organisations.

SCALE

Three self contained and free standing ex shipping containers are being proposed to be retained. The containers are 6.0m x 2.6m x 2.0m in height.

The proposed screen fencing to the part south west boundary will be vertically boarded timber to a height of 2.4m.

LAYOUT

The general layout and the site and the access arrangements would be retained.

A new security gate will be erected on the access track to improve security and to help prevent any potential fly tipping.

FLOOD RISK

The site is not within an area defined as being at risk of flooding by the Environment Agency, and would not increase the risk of flooding either on the site or elsewhere.

AMOUNT OF DEVELOPMENT

The area of the site amounts to approximately 2,740m².

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was updated February 2019 and supersedes all previous versions together with earlier PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 8 a) Achieving sustainable development with an economic objective.

Paragraphs 117, 118 a) c) and d) and 120 a) and b) Making effective use of land.

Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan 2011-2031 (July 2018)

The key relevant policies are outlined below:

- Policy SD SP2 – Built-up Area Boundary. *Development will be permitted within the area defined as the Built-Up Area Boundary on the Policies Maps, subject to all other policies in this Local Plan. Outside the Built-up Area Boundaries, apart from the Strategic, Site Specific and Broad Allocations, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.*

The proposal is for the re-use of existing previously used land, and will help to maintain existing local employment. The site is in a sustainable location very close to the main road network.

- Policy C CP1 – Countryside - *Outside the defined Built-Up Area Boundary (as identified on the Policies Maps) as well as outside both the strategic, site specific and broad allocations, the countryside will be safeguarded for its own sake. Development will not be permitted there unless it is: a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or b. for quiet, informal recreation; or c. for green infrastructure; or d. for the diversification of the rural economy; or e. for road and/or cycle schemes; or f. in accordance with other policies in the Plan which refer to a specific use or type of development.*

The site is not located within the defined built-up area boundary. The change of use would comprise a form of rural diversification and will help to maintain existing employment.

- Policy EMP SP1 – Employment land provision. *The Council, with partners, will promote the sustainable growth of the District's economy by supporting the provision of a flexible supply of land to meet the varying needs of different economic sectors. Sufficient employment sites and premises will be safeguarded in order to meet the needs of the economy in Arun to 2031 to support job creation, the needs of modern business and the attractiveness of the District as a business location.*

The change of use of B8 storage will help local companies to establish a regularised base in which to grow and flourish, which will support local employment.

- Policy EMP DM1 – Employment Land. Part 6 of this policy (economic growth outside the built-up area boundary: states: *Planning permission will be granted to local firms, currently located within the District, proposing development on sites outside the built-up area, provided that the proposal demonstrates:*
 - a. No acceptable alternative can be identified within existing permitted or allocated floorspace, or within or through redevelopment of existing commercial premises, and which can be delivered in a reasonable timeframe;*
 - b. That it would not intensify uses at the site to the detriment of existing public access routes and highways;*
 - c. A high standard of design and layout;*
 - d. That it is capable of being well served by public transport or otherwise is readily accessible by means other than by private car to a significant residential workforce if employment intensive uses are proposed;*

- e. Access arrangements and parking facilities will be provided in accordance with the Council's adopted standards;*
- f. A sympathetic relationship to the surrounding areas that shows consideration of the landscape, habitat, built and historic environment contexts, the opportunities to deliver on-site habitats and protect key species;*
- g. Suitable landscaping and floorscaping provision where appropriate;*
- h. That it is not in a protected area including Gaps Between Settlements;*
- i. A satisfactory relationship with neighbouring uses in order that the amenities of nearby residents, in particular, are protected; and*
- j. Where appropriate, crime prevention measures are incorporated.*

The change of use of land at Babsham Farm will enable local businesses to grow and develop. The proposed site is highly suitable for this use and is located only a short distance from similar established facilities. The site would only be accessed by the occupants of the site and there would not be any requirement to access the site by public transport. Temporary parking only would be provided on site for the operator's vehicles remaining on site for short periods of time between collections and deliveries.

- Policy QE SP1 – Quality of the environment. *The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District. The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.*

The proposed site is located a suitable distance from residential dwellings between two existing similar uses and would not have any negative impact upon the natural environment, leisure or recreational facilities.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, and the Arun District Council Local Plan.

ACCESS AND PARKING

The existing vehicular access along the south east boundary of the site would be retained and utilised. We accept there would potentially be an increase in vehicular movements associated with the B8 storage use in the immediate area, but these would effectively be similar to those currently being generated.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping but the site would be cleared of all scrub and debris to enable the use for storage.

FOUL DRAINAGE STATEMENT

There will not be any requirement to connect into a foul drainage system.

SUMMARY

An appropriate approach has been taken with this proposal for a change of use of land for use B8 storage. National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application.

The proposal will enable the applicant, to manage, control and regularise the use of the site. The location of the site is entirely appropriate and will not have any increased adverse impact on adjacent or nearby commercial and residential uses.

This proposal should be acceptable in principle and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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