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Planning, Design & Access Statement

Application for the erection of two structures for staff facilities and amenities on the Eric Wall site at Lake Lane, Barnham

Eric Wall (Holdings) Ltd

RTPI

ARUN DISTRICT COUNCIL WA/22/17/PL

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INTRODUCTION

This Planning, Design & Access Statement is in support of an application for staff facilities and amenities on the Eric Wall Holdings site at Lake Lane in Barnham.

The proposal seeks to incorporate a staff canteen and toilet facilities as two separate blocks within the site. The existing horticultural business supplies tomatoes to the retail trade.

Eric Wall Nursery operates from Lake Lane and has done so for more than 40 years, with the nursery growing tomatoes on the site since 1977. There are numerous buildings associated with the tomato growing production, such as glasshouses (123,600m^2), pack house (2,100m^2) and ancillary office space (340m^2). The requirement for workers to pick and pack produce increases during the months of March through till October. The levels of staff fluctuate depending on the contract requirements of the retailers, however the business is currently looking to develop staff canteen and toilet facilities as part of the reinvestment into the business.

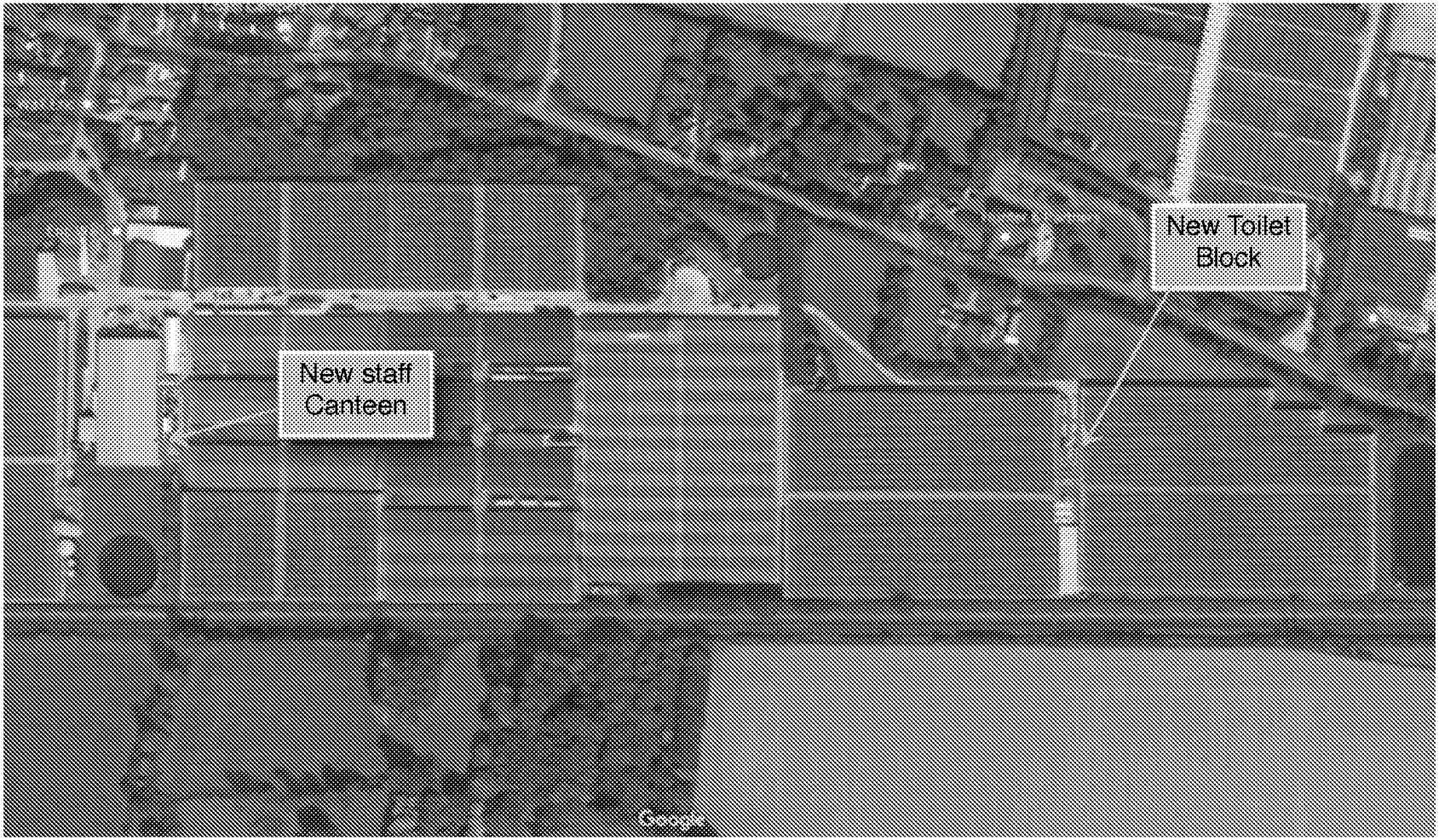
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SITE AND SURROUNDINGS

The site is located within the parish of Barnham, and the application site and location for the proposed new canteen and staff facilities together with the toilet block are surrounded by the horticultural development and glass houses.

Eric Wall Holdings is located on the south side of Lake Lane.



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THE PROPOSAL

The proposed staff canteen is due to be located to the east of the existing pack house. It will be clustered together with other structures in that vicinity and set within a back drop of built development.

Additionally, a separate toilet block will be sited amongst the glass houses to the east. This will allow workers to access facilities without having to travel across the entire site to do so.

The proposed canteen block measures 13.6m x 4.6m and includes an area for the preparation of food together with staff rest area.

The toilet block which is due to be situated to the east of the site measures 8.5m x 3.87m.

PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes, amongst other things, the Development Plan Documents. Material Considerations include the National Planning Policy Framework together with National Planning Guidance.

At the time of writing, the approved Development Plan in relation to the application for the purpose of the Act, comprised the saved policies of the Arun Local Plan 2003 and the policies found within the Barnham and Eastergate Neighbourhood Plan.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework sets out the Government's policies for England and how these are expected to be applied. Paragraph 7 sets out that there are 3 dimensions to sustainable development and these give rise to the need for a planning system to perform a number of roles. These roles are economic, social and environmental.

Paragraph 8 sets out that these roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Paragraph 14 states that, "At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking".

Paragraph 17 sets out the core planning principles, and amongst the 12 principles the Government sets out that planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives; they should proactively drive and support sustainable economic development to deliver the homes,

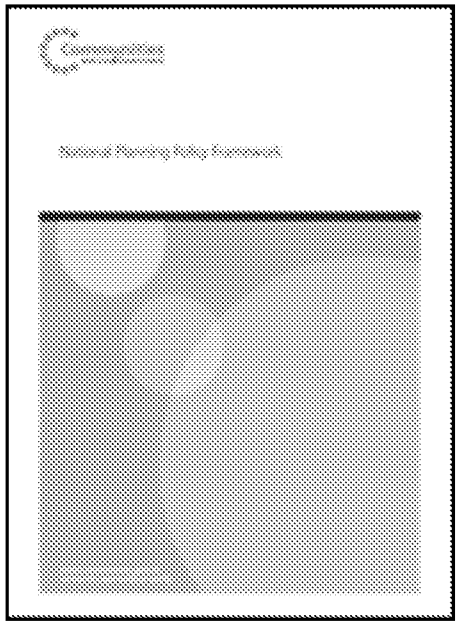
business and industrial units, infrastructure and thriving local places that the country needs.

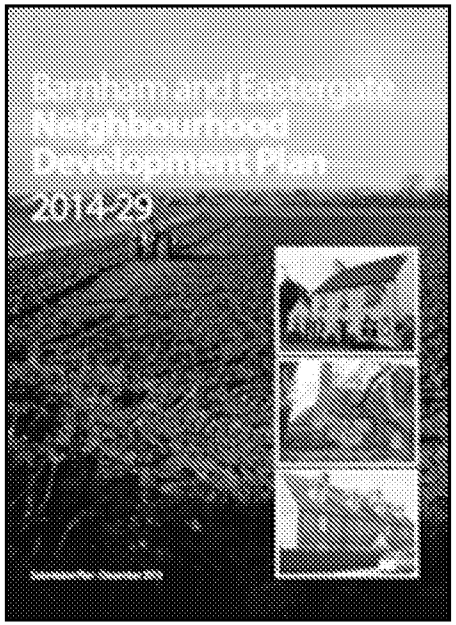
Paragraph 19 sets out that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 28 seeks to support a prosperous rural economy where planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;

- Promote the development and diversification of agricultural and other land-based rural businesses.





ARUN DISTRICT LOCAL PLAN 2003

The Arun District Local Plan 2003 is currently undergoing a review and a number of the policies are now significantly out of date. However the following policies remain part of the Development Plan and relevant to the determination of the application until such time as they are replaced by the emerging Local Plan.

- Policy GEN1 - Sustainability;
- Policy GEN3 - Protection of the Countryside;
- Policy GEN4 - Location and Travel Demand;
- AREA 12 - Agricultural Land Quality;
- DEV3 - Horticulture.

EMERGING LOCAL PLAN 2011-2031 (PUBLICATION VERSION)

The emerging Local Plan has now been submitted to the Secretary of State for Examination in Public. The most up to date version of this is the Submission Stage version.

This document carries limited weight at this stage, as the policies have not been tested. Those policies that are compliant with the National Planning Policy Framework will have some weight in the determination of planning applications. The following policies would be considered of relevance:

- Policy SD SP1 - Sustainable Development;
- Policy ESP1 - Countryside;
- Policy HORDM1 - Horticulture;
- Policy TSP1 - Transport and development.

BARNHAM AND EASTERGATE NEIGHBOURHOOD PLAN

The Plan has been adopted and forms part of the Development Plan Documents for which applications should be considered.

Policy E1 supports business development and states:

Proposals to upgrade or extend existing employment sites will be supported providing that the impact on the amenities of surrounding properties is acceptable.

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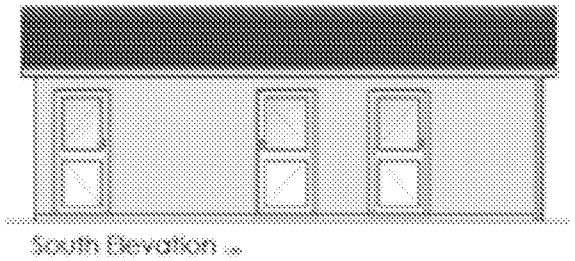
DESIGN - USE AND AMOUNT

The proposal seeks to erect two single storey structures within the confines of the wider horticultural enterprise. The buildings are due to be located in positions surrounded by either glass houses or pack houses that are significantly taller, larger and more dominant in the context of the site.

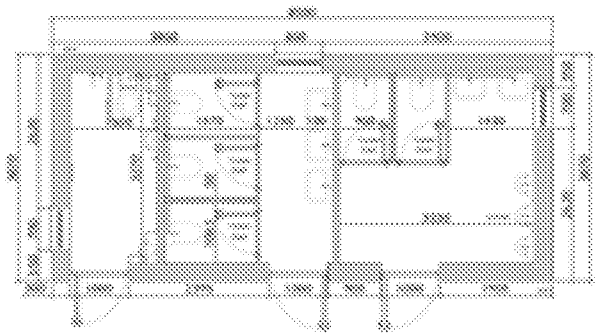
The buildings are due to be constructed using smooth render finished walls with white UPVC double glazing windows and door units. A slate roof covering is due to be used as indicated on the application drawings.

The site has been in horticultural use since 1977 and the sale of part of the site in the western corner has allowed for the reinvestment in the site and the business.

The proposed staff facility buildings allow for appropriate amenity for the workers of the site.



South Elevation ...

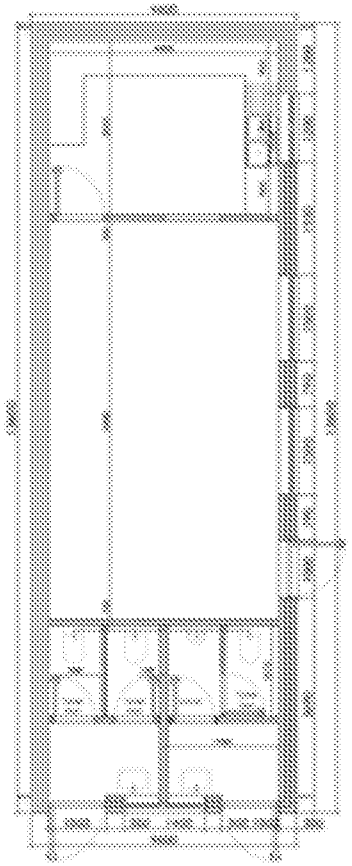


Toilet Block Ground Floor Plan ...

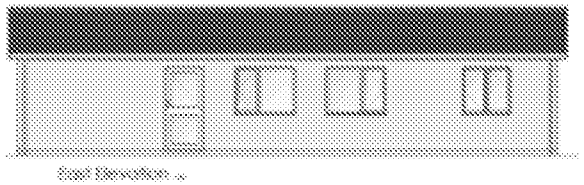
Toilet Block

ACCESS

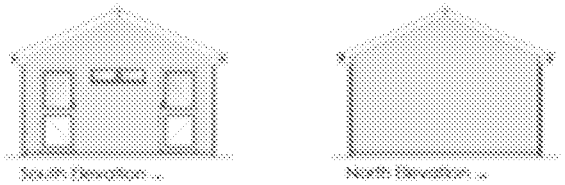
The access for the development remains the same as the existing. Access to the staff canteen and toilet facilities will be achieved either by a ramp or a level threshold.



Canteen Block Ground Floor Plan ...



East Elevation ...



North Elevation ...

New Staff Canteen

CONCLUSION

We are instructed by our clients, Eric Wall (Holdings) Ltd, to submit a planning application for the erection of two storage structures for staff amenity. The first structure is the staff canteen and toilet facility which is located within the confines of the site but immediately to the east of the existing pack house.

The second structure is a toilet block which is due to be located amongst the glass houses to the east of the site.

Planning policy both in the form of the National Planning Policy Framework, District Wide Development Plan and Local Neighbourhood Planning supports economic growth and rural enterprise. The proposed structures allows for better staff amenity and facilities on site.

We consider the proposal is supported by the development plan, this sustainable development in this location is surrounded by a horticultural enterprise that is a growing rural business. We therefore consider the application should be supported and approved at the Council's earliest convenience.

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