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RICS **RTPI**
Real Estate *Real Estate*

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1. Introduction

- 1.1 This statement has been prepared on behalf of our client Mr Forse, to accompany the planning application for the proposed change of use of The Little Yard from an existing residential dwelling to an independent dwelling and the stationing of 4no. Shepherd Huts to provide tourist accommodation.
- 1.2 This supporting Planning, Design & Access Statement sets out the detail of the proposal, which is described and appraised having regard to the following aspects:
- Physical Context – explains the physical context of the site and its surroundings;
 - Planning Context – relevant planning history of the site and broad policy requirements;
 - Use – the purpose of the proposed development;
 - Amount – the extent of development on the site;
 - Landscape – impact of the proposal on the existing landscape and proposed planting and surfacing;
 - Access – access to the proposed development and associated parking;
- 1.3 This Statement will demonstrate that the proposed development accords with the relevant planning policies and is acceptable in all respects.

2. The Site and Its Surroundings

- 2.1 The application site is located to the south of Church Lane, Barnham. The main village lies to the north of the application site, with the map produced at **Figure 1**, providing context of the sites setting within the Parish of Barnham.

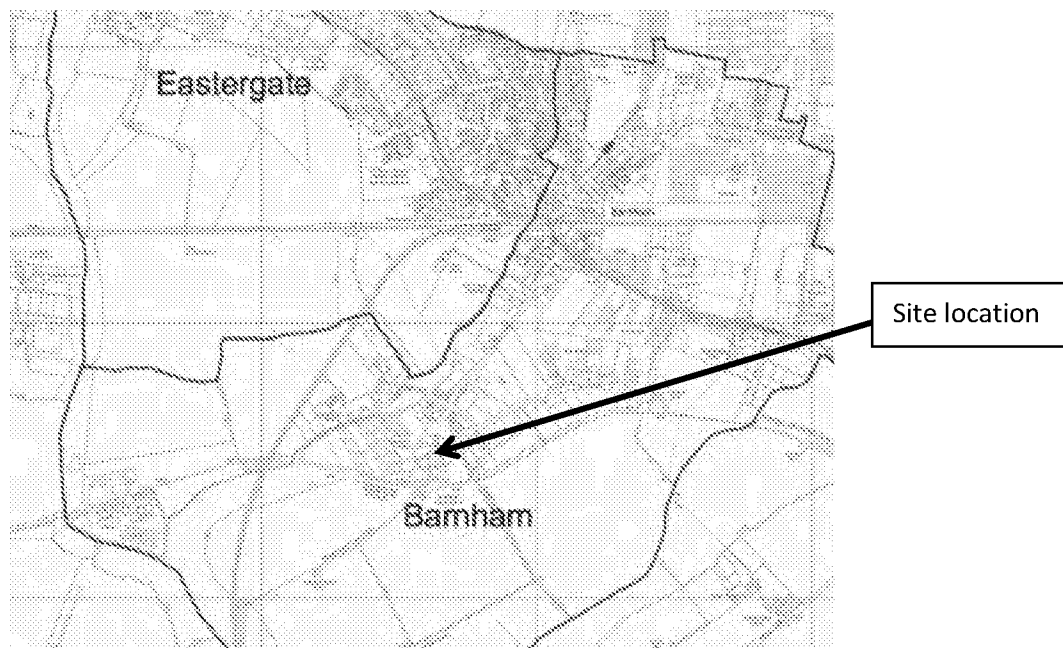


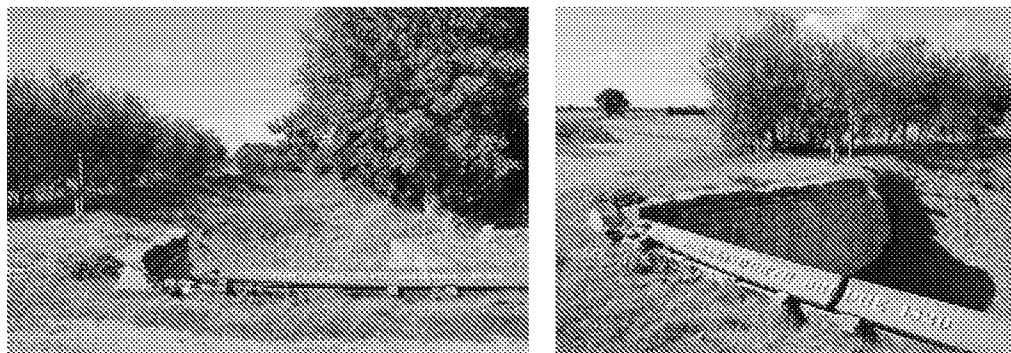
Figure 1: Extract of the Barnham and Eastergate Neighbourhood Plan Area

- 2.2 The application site comprises the existing buildings associated with Barnham Court Farm. The Little Yard itself forms a group of converted buildings, which include The Little Yard, which is the central building and Anchor Hold to the east and Paddock Barn to the west.
- 2.3 The Little Yard currently comprises a 2 bedroom tourist unit with courtyard garden forward of the dwelling together with 2no. cars. Access is shared via the main farm access. Anchor Hold comprises an independent dwelling, although its occupation is restricted to a specific individual. Removal of this restriction is sought under a separate application. Paddock Barn comprises a 3 bedroom tourist unit with garden / courtyard to the west.
- 2.4 The areas identified for the siting of 4no. Shepherd Huts comprise field margins to the south of the main farm yard and would not be positioned on the wider arable fields, which will be maintained in their current form.
- 2.5 To the north of the site is St Marys Church, beyond which is Barnham Court. Both properties are listed. The application site also falls within the Church Lane Conservation Area, which includes the northern part of the farm yard at Barnham Court Farm, the Church, Barnham Court and a number of residential properties beyond surrounding Church Lane.

Background to Barnham Court Farm Conservation

- 2.6 The following sets out the background to the on-going environmental and historic conservation work undertaken at Barnham Court Farm. The purpose of setting this out is to demonstrate the work undertaken and how this will complement the alternate tourism offer now proposed.
- 2.7 Barnham Court Farm has been a part of agri-environment schemes since 2006 and as a result has created wet grassland for wintering waders, buffer strips, new woodlands, new hedges, plots of pollen and nectar rich species and wild bird seed mixture and fallow for nesting lapwings. Barnham Court Farms has regular bird surveys which show a wide range of wading and farmland birds which are supported by the areas set aside for conservation, including corn bunting, grey partridge, brent geese, snipe and barn owl. Brown hare and water vole are also present, emphasising the range of wildlife which have benefited from the applicant's stewardship and commitment. The arable rotation is managed on contract and the grassland cut for forage and then grazed by a local sheep farmer.
- 2.8 The farm is part of the Higher Tier Countryside Stewardship agreement. This Stewardship agreement relates to land that requires more complex management tailored to the individual site. The main priorities are to protect and enhance the natural environment, in particular biodiversity (the diversity of wildlife) and water quality. The scheme is competitive with funding awarded to those who will make the biggest environmental improvements in their local area.
- 2.9 The Conservation work undertaken has also resulted in national awards, which includes:
- Woodpecker Trophy - Farming & Wildlife Advisory Group (FWAG) – winner 2017
 - Silver Lapwing Award – Finalist 2018
- 2.9 The applicant, in partnership with the Sussex Industrial Archaeology Society have restored the Canal Bridge (Hollinsworth Bridge) that runs through the farm. This forms a part of the former Portsmouth - Arundel Canal. Where the route of the former canal crosses Barnham Court Farm, the applicant has maintained this route, which runs alongside an existing public footpath. The on-going work to ensure the former route is clear is part of continuing works to preserve reference to the former route. Public information boards are also displayed at Barnham Court Farm which explains the background to the Portsmouth – Arundel Canal. A

number of photographs are included below, which demonstrates some of the works undertaken at the former canal bridge:



Restored section of Hollinsworth Bridge

3. The Application Proposal

- 3.1 The application proposes the change of use of The Little Yard from an existing tourist unit to an independent residential dwelling. Whilst this does result in the loss of tourist accommodation, this would be mitigated through the siting of 4No. Shepherd Huts on land associated with Barnham Court Farm. As a result, there would be a net gain in tourist accommodation at Barnham Court Farm.
- 3.2 The proposed change of use of the tourist accommodation results from the limited demand for this unit, which has resulted in limited income on a short term let basis. It is currently occupied by the St Marys Church wardens as it is well placed to accommodate their needs to manage the adjacent St Marys Church. This property is therefore well placed to meet these needs and would make efficient use of existing under used residential floorspace.
- 3.3 Permission is also sought for the use of land (field margins) for the siting of the Shepherd Huts, with no other proposed changes to the form or appearance of the land. The Shepherd Huts are to be positioned as indicated on the site layout produced. Permission is not sought for the Shepherds Huts themselves as these would be moveable structures and would not therefore comprise development. It is the use of land for their stationing that permission is sought for.
- 3.4 The proposed Shepherd Huts are considered to be sympathetic to the setting in which they would be sited, and they would comprise high quality accommodation that would be appropriate for the rural setting. Internally, the Shepherd Huts would provide studio type accommodation with kitchenette, bed and en-suite.

- 3.5 The Shepherd Huts would be free-standing and not fixed to the ground so they can be towed on and off the site.

4. Planning History

- 4.1 Set out below is a summary of the planning history relating to the application site:

Application reference	Description	Decision
BN/14/00	Part one farm diversification plan: part conversion of existing farm building together with additions thereto to provide 2 holiday accommodation units. Conversion of farm building for residential occupation by an Anchorite Monk	Approved
BN/3/10/DOC	Application for approval of details reserved by conditions 4,5,7,10 & 11 of planning application BN/14/00	Discharged

- 4.2 The current tourist use of The Little Yard is restricted by Condition 3 of planning approval BN/14/00. A standalone permission is sought for the use of The Little Yard as an independent dwelling and the siting of 4No. Shepherd Huts to be used as tourist accommodation. The proposal would supersede the current permission for The Little Yard.

5. Planning Policy Context

Legislative background

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town & Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework

- 5.2 At National level the National Planning Policy Framework has been published in an updated form (February 2019) and sets out the Government's most up-to-date policies against which all Development Plans should be prepared and planning

applications/appeals assessed. It is a material consideration that carries substantial weight.

5.3 The framework sets out at paragraph 8 the three overarching objectives as follows:

- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and,
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making efficient use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.4 The same paragraph confirms that these objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The paragraph does not, however, state that net gains must be achieved across all three objectives for a proposal to constitute sustainable development.

5.5 The presumption in favour of sustainable development is set out at Paragraph 11, which the Government maintains is at the heart of the Framework. For decision-taking the presumption in favour of sustainable development means:

- c) Approving development proposals that accord with an up-to-date development plan without delay; or
- d) Where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. The application of policies in this Framework that protects areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 5.6 It is particularly relevant to note that point (i) confirms that applications should only be refused if the above applies, if there is a clear reason for refusing development.
- 5.7 A review of the site constraints and the NPPF does not highlight any clear reasons to refuse the proposed development.

Local Planning Policy

- 5.8 Local Policy is contained within the Arun District Local Plan 2011-2031 (adopted July 2018) and the Barnham and Eastergate Neighbourhood Plan 2014-29. Set out below is a summary of policies within the Local Plan, which would be relevant to the proposed development.

Arun Local Plan

- 5.9 Local Policy is contained within the recently adopted Local Plan 2011-2031. The new Local Plan sets out the Council's strategic approach to development within the District.
- 5.10 Policy SD SP: Sustainable development - sets out that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 5.11 Policy C SP1: Countryside - states that Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:
- a) for the operational needs of agriculture, horticulture, forestry, the extraction of
 - b) minerals or the management of waste as part of a waste site allocation within the

- c) West Sussex Waste Local Plan; or
 - d) for quiet, informal recreation; or
 - e) for green infrastructure; or
 - f) for the diversification of the rural economy; or
 - g) for road and/or cycle schemes; or
 - h) in accordance with other policies in the Plan which refer to a specific use or type of development.
- 5.13 The Council will take into account cumulative impact of development in the consideration of planning applications.
- 5.14 To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.
- 5.15 Policy D SP1: Design - states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must reflect the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, character, materials, finish, architectural details and nearby habitats of the site and local area.
- 5.16 Policy D DM1: Aspects of form and design quality: confirms that when considering any application for development the Council will have regard to the following aspects: character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, density, scale and aspects of form and design quality.
- 5.17 Policy D DM2: Internal space standards - states that the planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards are considered to provide guidance only.
- 5.18 Policy ECC SP1: Adapting to climate change - states that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial

flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

- 5.19 Policy ECC SP2: Energy and climate change mitigation - confirms that all new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:
- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
 - b. Use design and layout to promote energy efficiency; and
 - c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.
- 5.20 Policy HER SP1: The historic environment states that the Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District
- 5.21 Policy HER DM3: Conservation Areas – states that in order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that, inter-alia,: new buildings and structures acknowledge the character of their special environment; alterations or additions to existing buildings are sensitively designed, It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development and it does not harm important views into, out of or within the Conservation Area.

Barnham & Eastergate Neighbourhood Plan

- 5.22 The Neighbourhood Plan for the area identifies the local requirements in terms of the key objectives for the Parishes of Barnham and Eastergate, which now comprise a single parish council.
- 5.23 The Neighbourhood Plan was adopted in 2014 and therefore prior to the more recently adopted Local Plan. In such instances where any policy conflicts occur, national guidance confirms that the policies in the most recently adopted Plan are afforded greater weight.

5.24 A review of the Neighbourhood Plan confirms that the following policies are relevant to the determination of this application:

- Policy ES1 Flooding, drainage and new development
- Policy ES3 The Local Gap/Green Infrastructure Corridor
- Policy ES4 Protection of open views
- Policy ES5 Quality of design
- Policy ES6 Contribution to local character
- Policy ES7 Development affecting heritage assets
- Policy ES9 The Portsmouth and Arundel Canal
- Policy GA4 Parking and new development
- Policy EE7 Support and promote recreational and tourism activities

5.25 An assessment of the proposed scheme against the relevant development plan policies is included below.

6. Planning Assessment

6.1 The proposal seeks permission for the change of use of the existing building known as The Little Yard from a tourist unit to an independent dwelling and to mitigate the loss of the tourist accommodation, use of the land for stationing Shepherd Huts, which would comprise tourist accommodation.

6.2 The main matters for consideration therefore are the policies applicable to the proposals, positive benefits to an existing farm holding and provision of a new dwelling, and the protection of the countryside.

Principle of Development

6.3 The site the subject of this application lies outside of the defined settlement boundary for Barnham, within land associated with Barnham Court Farm. The Local Plan seeks to restrict development outside of the defined settlement boundary, unless it is expressly supported by other policies within the Development Plans.

6.4 Whilst the site is located outside of the settlement boundary, Policy EE7 of the Neighbourhood Plan confirms that tourism activities will be supported, provided that the siting, scale and design has strong regard to the local character and design and materials are appropriate to their context. As such, it is considered that the principle of the change of use of land to tourist accommodation should be supported, subject to its impact upon the landscape.

- 6.5 Policy H DM4 of the Local Plan would be relevant to this application, although this relates to proposals to convert a building, not a retention of a residential use.
- 6.6 A review of the Barnham and Eastergate Neighbourhood Plan does not highlight any other relevant policies regarding the principle of development. The NPPF also provides limited advice relating to the conversion of buildings, with paragraph 79 stating that planning policies and decisions should avoid the development of isolated homes in the countryside unless, inter-alia, the development would re-use redundant or disused buildings and enhance its immediate setting.
- 6.7 Paragraph 148 goes on to state that *the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.*
- 6.8 Whilst there is limited policy reference to a continued, unrestricted residential use of a building within the countryside, it is considered that the NPPF would support the use of the building. In addition, the Council has a pressing need for housing across the borough and therefore a 2 bedroom unit would help, in small way, to meet the local housing need and would make best use of an existing residential building. The loss of its existing use for tourism purposes would be mitigated through the low impact development proposed within the field margins on land associated with the farm.

Sustainability

- 6.9 The NPPF refers to three elements which contribute to sustainable development; social, environmental and economic which cannot be considered in isolation as they are mutually dependent. It does go on to confirm, however, they are not criteria against which every decision can or should be judged.
- 6.10 The location of the development is driven by the available land at Barnham Court Farm, and the need to provide an attractive setting for this rural form of tourist accommodation. The proposed Shepherd Huts would be self-contained and would not result in any environmental impacts occurring and their temporary form will mean that they can be removed from the land with ease and the land maintained to its current form.

- 6.11 Economically, the development will provide a viable addition to the existing farm enterprise and ensures the current owners make best use of its assets and contribute to the farming enterprise. The use of the land for tourist accommodation will have a positive benefit in terms of local spend at nearby shops, visitor attractions and pubs / restaurants. In addition, the services required to support a tourist use, including marketing, will support local jobs as well as suppliers in the process. Therefore, whilst there is a loss of tourist accommodation from the proposed change of use, this is mitigated by the increase in tourist bed space through the provision of the Shepherd Huts.
- 6.12 The farm will also retain the existing tourist use in the Paddock Barn, therefore providing a varied offer of accommodation at Barnham Court Farm.
- 6.13 The proposed shepherd huts will continue to assist in the diversification of the existing farm business as well as attracting visitors to the area which benefits other local businesses and a single residential dwelling will be provided.
- 6.14 In terms of the social element to sustainability, the proposal will result in the provision of additional dwelling, within a district where there is significant need. The provision of the Shepherd Huts would also be considered to contribute to the social and cultural well-being of future occupants.
- 6.15 It can therefore be concluded that the development as proposed represents sustainable development.

Impact of Heritage Assets

- 6.16 The northern part of the application site is located within a small part of the Church Lane Conservation Area. The Little Yard, subject of the proposed change of use, is located within the Conservation Area and is referenced in the Council's Supplementary Planning Guidance. The guidance goes on to confirm the significance of the Barnham Church Lane Conservation Area, extracts of which are included below:

The Conservation Area includes the original mediaeval settlement of Barnham, lying to the south of the principal village. Surrounded by agricultural land, the Conservation Area has a distinctive rural character with buildings of various styles, ages and materials; principally brick, Flint, plain grey (sic) clay tiles and natural slate.

An informal pattern of development enhances the rural character, together with mature planting, flint boundary walling and grass verges. The open field to the north of St Mary's Church is a particularly attractive feature of the area surrounded by mature trees. The fields between Church Lane and the rife are also important to the immediate setting and rural character of the settlement.

Barnham Court and St Mary's Church are an historically important and imposing pair of buildings; the former dating to circa 1640 is one of the finest brick houses of its date in the county.

The Conservation Area includes two of the older farm buildings on Barnham Court Farm, including a granary on staddles.

- 6.17 The proposal seeking the change of use of The Little Yard would not alter the character and appearance of the existing building and its residential use, albeit unrestricted from tourism purposes, would also be retained. The proposed Shepherd Huts would be set away from the Conservation Area, with no inter-visibility available from the Conservation Area due to the presence of the existing farm yard buildings and screening. Views into the Conservation Area from the footpath to the south would also be unaffected.
- 6.18 As a result of the above, there would be no harm to the its appearance or setting, therefore, the proposal would comply with policies in both the Local Plan and Neighbourhood Plan, which seek to preserve and enhance the historic environment.

Neighbour amenity

- 6.19 The proposed use of The Little Yard as an independent dwelling is considered to be compatible with the surrounding uses, with residential uses, albeit restricted forming part of the adjoining buildings. These relate well to the wider farm yard and would provide an appropriate environment for existing and future residents.
- 6.20 The proposed use of the land for the Shepherds Huts would provide modest accommodation set away from adjoining uses. This remote siting means that the use for small scale tourist purposes would not harm neighbouring amenity. In addition, no external lighting is proposed for the building, avoiding any visual intrusion.

Noise

6.21 The proposed use is not a significant noise generator and is considered compatible with the nearby residential property. It would not therefore result in any detrimental impact on the relative tranquillity in the area.

Access

6.22 Access is proposed via the Church Lane, which serves the farm, the Church and a number of existing residential properties. There would be no change to the existing farm access, and a minimal increase in traffic movements. The residual cumulative highway impacts of development would not be severe and therefore should not be resisted on highway grounds in accordance with the advice in the NPPF.

Public Footpath

6.23 The proposed Shepherd Huts will be partly visible from nearby public footpaths / bridleways, but, the proposed dwelling would not be. Included below, at **Figure 2**, is an extract of the WSCC footpath map, which confirms that the nearest footpath is located to the north of the Shepherd Huts, beyond existing cottages, a dense hedgerow and open farmland.

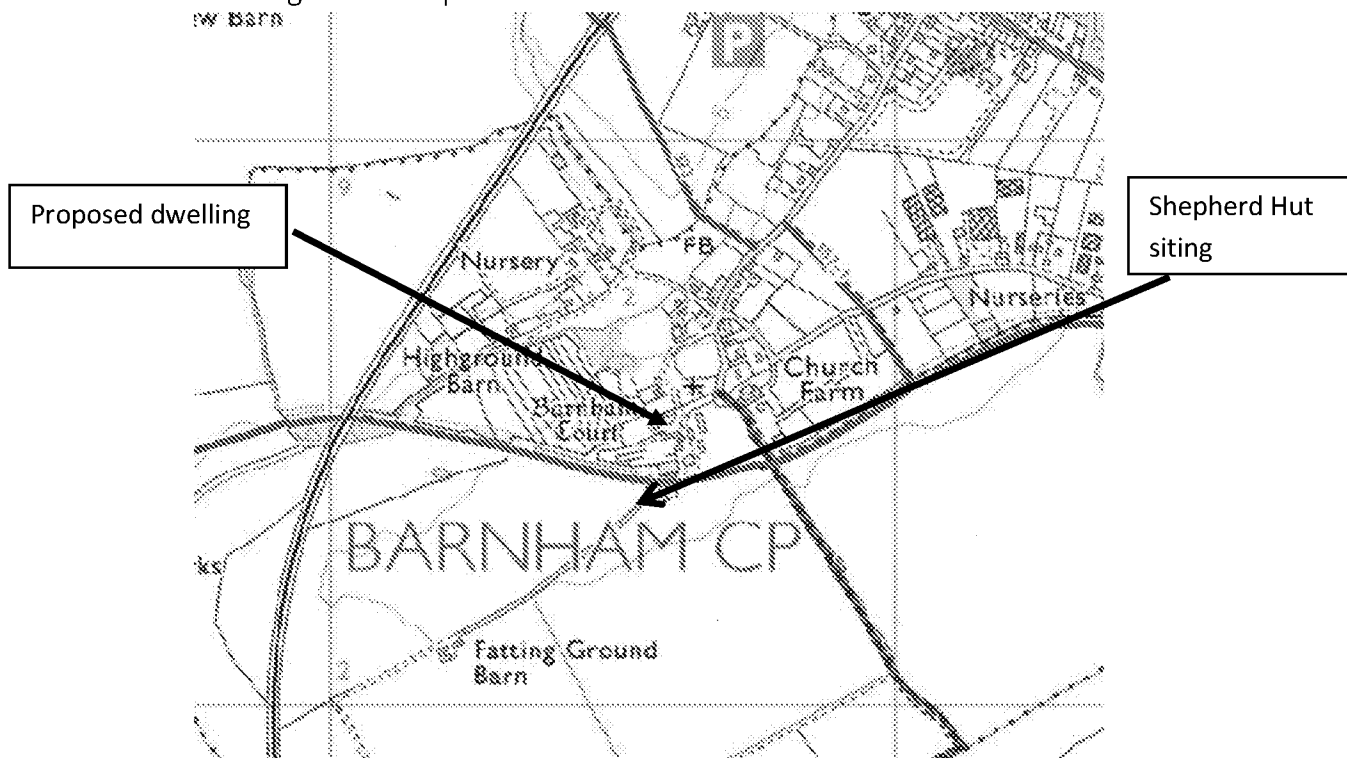


Figure 2: WSCC Footpath map

Impact on the countryside and provision of tourist accommodation

6.24 Policy EE7 of the Neighbourhood Plan states Development proposals for recreational and tourism activities and facilities will be supported provided that:

- ***the siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area; and***
- ***the design and materials are in keeping with the local style and reinforce local distinctiveness and a strong sense of place.***

6.25 Policy TOU DM1 of the Local Plan states that Development outside the built-up area boundary states that when assessing proposals for visitor attractions, facilities or accommodation outside of the Built-up Area Boundary these will generally be expected to be small-scale and relate to quiet, informal recreation and enjoyment of Arun's countryside. In all cases, development in the countryside will demonstrate that it is required and is compatible with its countryside location and is sensitively designed to minimise potential impact on the countryside.

6.26 As set out above, the proposal comprises a low impact use of the land, for the siting of Shepherd's Huts making good use of existing field margins. The provision of the Huts makes additional provision for tourist accommodation to mitigate against the change of use of The Little Yard which forms tourist accommodation at present. The applicant has identified that The Little Yard provides little consistent income, but due to the converted nature of the building has high running costs even when not in use. As such, it is not considered to be a viable concern. As such the best use of this building is considered as permanent residential uses, in that it provides a permanent dwelling for the church wardens associated with St Marys Church. As such, the use of The Little Yard sought is a retrospective application.

6.27 The Shepherd Huts would not impact the natural or historic environment, given the absence of any permanent structures resulting from the change of use of land. The proposal would encourage an alternate form of tourist accommodation at Barnham Court Farm. The proposed Huts would be of a high quality and fully insulated and heated to broaden the season.

6.28 It is considered the scale and form of development that is appropriate for the rural location and the nature of accommodation to be offered does require a rural location. The provision of the Shepherd Huts would also support the

diversification of the existing farm business and support local services. The Neighbourhood Plan also identifies the improved facilities for visitors and tourists as a key objective of the adopted Neighbourhood Plan.

- 6.29 It is also felt that the conservation activities undertaken would complement the proposed tourism offer, with likely occupiers taking advantage of the significant number of bird species that are recorded at Barnham Court Farm.
- 6.30 In terms of need, local market research identifies a significant demand for this form of accommodation. Feedback received from local holiday let businesses has been very positive towards provision of Shepherd Huts. This has confirmed that to offer Shepherd Huts as accommodation in Bosham would be extremely popular. The majority of existing provision includes cottages, period properties and buildings of interest. To add Shepherd Huts as alternative accommodation would be perfectly in keeping with the locality.
- 6.31 Accordingly, the provision of this form of accommodation would meet a specific demand and offer an alternative to existing tourist accommodation within the locality.

7. Conclusion

- 7.1 The site the subject of this application lies outside the defined built up area of Barnham in the Local Plan and Neighbourhood Plan. However, it has been demonstrated that this proposal represents an appropriate form of development and there is an identified demand for this form of tourist accommodation, together with a need for new dwellings.
- 7.2 It is felt that the proposed development would comply with the development plan as a whole given the low key nature of the proposals and form of tourist accommodation that the land could accommodate and no net loss of tourist accommodation resulting. It is felt that an appropriate control on the land, by way of a planning condition restricting the siting of a maximum of 4No. Shepherd huts on the land identified for the change of use will prevent any unacceptable intensification in use of the land.
- 7.3 The use of The Little Yard as a single dwelling would result in an additional dwelling, for which there is great need and would also provide accommodation for the Church wardens who are provided with direct access to the adjacent St Marys Church.

- 7.4 The development will not impact on the amenities of the nearby residential property, nor would it impact upon the operation of the surrounding farm and the development would not harm the Conservation Area.
- 7.5 The access is considered suitable to serve the proposed development having regard to use proposed.
- 7.6 Whilst the site lies outside the built-up area, it is considered that the proposed use would comply with the Development Plan as a whole and would help meet the objectives of both local and national policies.