
Planning, Design and Access Statement

North Barn, Climping

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1. Introduction

- 1.1. This Planning, Design and Access Statement has been prepared by Savills and accompanies a planning application at North Barn, Climping. The proposal is for:

“Change of use of agricultural barn to dwelling house (Use Class C3)”

- 1.2. The purpose of this Planning, Design and Access Statement is to explain the proposal and how it accords with relevant planning policy.

Background

- 1.3. The applicant (Ms Alison Baird) is the owner and proprietor of the neighbouring campsite and holiday lets. Until recently Ms. Baird used the subject building for agricultural purposes including storage. However, as she has now diversified into tourism (campsite and holiday lets); and part of the land has recently been approved for a dementia care home, the building no longer serves an agricultural purpose.
- 1.4. Ms. Baird has lived in Climping all her life and is passionate about the village's future. This new home will allow Mrs Baird to move into her own premises. Unfortunately, it is difficult to purchase a house in the village. The development site therefore provides an opportunity for Ms. Baird to live within the village that she grew up in while living on the site of her business.
- 1.5. Living on site Ms. Baird will be able to manage and provide a better service for those using her tourist businesses. She can meet and greet the guests whilst also being an onsite port of call to help with queries and direct guest to local services and facilities. This will allow for a better customer service whilst also benefit the local community with additional trade. Finally, she can better police the campsite for amenity reasons (e.g. ensuring campsite residents do not make noise after hours). It will also ensure better security and the amenity for those living near to the site.

Statement Structure

- 1.6. This Statement sets out the planning context for the proposed development, including:
- A description of the site (Section 2);
 - Outline of the proposed development (Section 3)
 - An overview of the relevant planning policies and guidance (Section 4);
 - Policy Assessment (Section 5);
 - Conclusion (Section 6)

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Planning Application Documentation and Drawings

1.7. In addition to this report the application package includes:

- Planning Application Forms;
- Plans and Elevations of the proposal.

2. Site and Surroundings

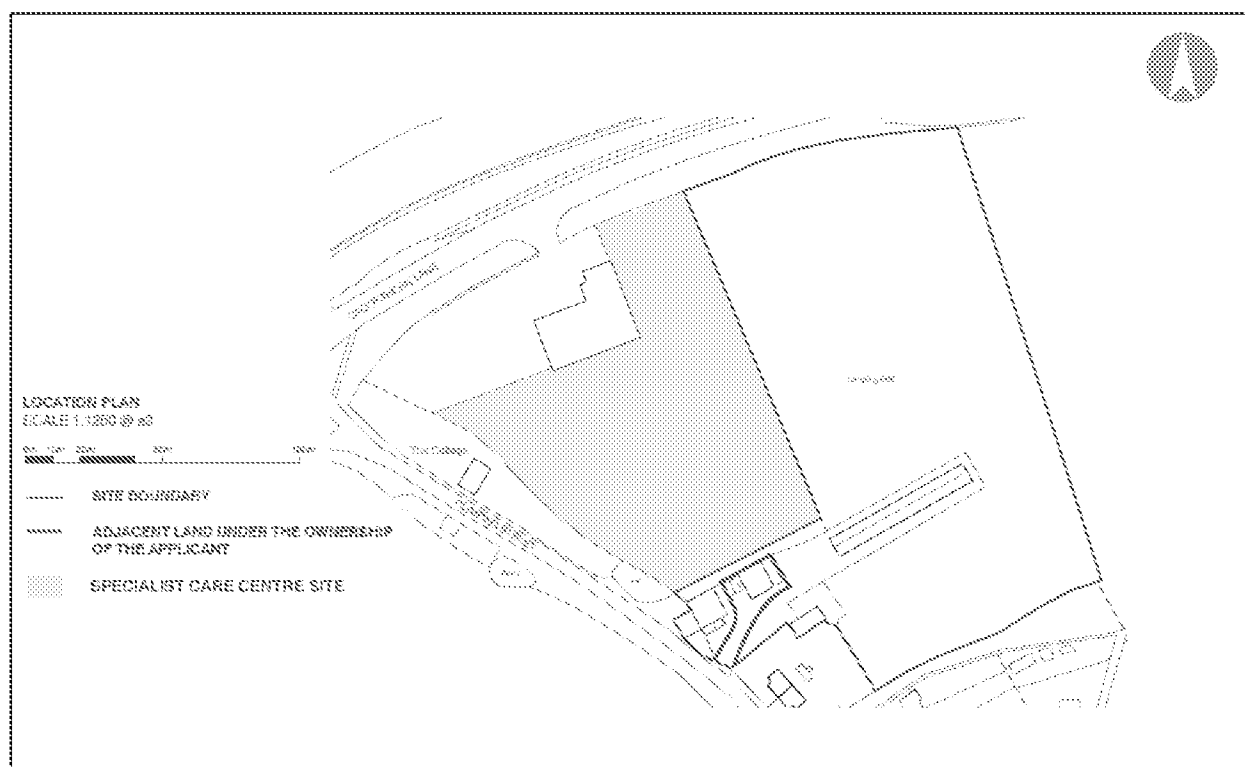


Figure 2.1 Site Location Plan

- 2.1. North Barn (hereafter referred to as the site) is situated in a former small holding approximately 750m south of Climping and 900m north of Atherington in the administrative area of Arun. The site is 441sqm and is a smaller parcel of a wider landownership of 1.9Ha, as shown on Figure 2.1 above (Site Location Plan).
- 2.2. To the east of the site and within this land ownership are four, two bedroom holiday rentals and a campsite that are operated by the Applicant. The Old Piggery is located to the south of the barn and was converted to residential by the Applicant in 2015. Two further semi-detached cottages are to the south and an open field is currently to the north. Recently a 64 bed specialist care centre was allowed at appeal (ref: APP/C3810/W/19/3227374) on the land to the north of the site.

Current Use

- 2.3. The barn is currently in agricultural use.

Flood Risk

- 2.4. The site is in Flood Risk Zone 1 (lowest chance of flooding).

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Access

- 2.5. The site is served by a formal vehicular access from Climping Street which is a quiet road leading to Climping Beach. Pedestrian access to the site is achieved from the same entrance. This access is shared by the holiday lets.

Sustainable Transport

- 2.6. There are two bus stops 200m to the north of the site on Crookthorn Lane (A259). These bus stops provide regular access to Chichester and Littlehampton.
- 2.7. The Inspector of the Specialist Care Centre Appeal (Ref: APP/C3810/W/19/3227374) states that "*there are extremely good bus services to the settlements of Littlehampton, Bognor Regis and Chichester. The proposal would provide footways and pedestrian crossing islands to facilitate safe access to the bus stops which are located no more than 150 m from the site entrance*". This demonstrates the high quality of public transport in the area.
- 2.8. The site is within walking distance of the centre of Climping and there is a cycleway which that runs between Bognor Regis and Littlehampton allow safe cycle route.

Heritage Assets

- 2.9. A Grade II listed cottage (The Cottage) is 100m north west on Climping Lane. There are no other heritage assets within vicinity of the site.

3. Planning History

- 3.1. Using the Arun District Council online database, the site's planning history has been reviewed. Table 3.1 below sets out the relevant planning applications on the site.

Table 3.1 – Planning History

Reference	Description	Decision Date	Decision
CM/11/07/	Change of use from agriculture to fishing tackle shop	15/08/07	Approved conditionally
CM/24/14/CLP	Application for a Lawful Development Certificate for a Proposed use or development - Change of use of the building and it's curtilage from use as an agricultural building to a dwelling (Class C3 dwellinghouse).	04/08/14	Refused
CM/22/14/CLP	Application for a lawful development certificate for a proposed use or development – change of use of the building and it's curtilage from use as a retail shop (Class A1 shops) to a dwelling (Class C3 Dwelling houses).	21/01/15	No PP required
CM/15/16/PL	Rebuilding & enlargement of agricultural building.	25/10/16	Approved with conditions
CM/26/16/DOC	Application for approval of details reserved by condition imposed under CM/15/16/PL relating to condition No. 3 (materials)	19/12/16	Approved with conditions
CM/7/17/PL	Change of use of permitted office building (B1 Business) to 4 No. visitor residential accommodation units (C1 Hotels). This application affects the setting of a Listed Building.	25/05/17	Approved conditionally
CM/35/17/PL	Variation of conditions 2 & 3 imposed under CM/15/16/PL relating to approved plans & roof material	26/02/18	Approved conditionally

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CM/7/18/PL	Change of use of land from agricultural field to 60 No. tent pitches operating from April to October to include 2 No. plumbed screened portable showers, 2 No. plumbed portable toilets, 2 No. screened changing cubicles, 2 No. 2 screened portable chemical toilets with hand wash facilities & washing up/drying area within existing building	12/07/18	Approved conditionally
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4. The Proposal

- 4.1. This section of the Planning, Design and Access Statement describes and explains the proposal. This application seeks the change of use of the site from an agricultural barn to a dwelling house (Use Class C3).

Use

- 4.2. The proposed development is for residential use whilst allowing the Applicant to operate her tourist businesses on site.

Layout

- 4.3. The dwelling will have two bedrooms, amenity space and two vehicle parking spaces.

Scale

- 4.4. The scale of the building will not be altered from the existing.

Landscaping

- 4.5. Amenity land will be located immediately to the east and west of the barn and will be used by the occupant. No further changes to landscape are proposed.

Appearance

- 4.6. The converted barn will maintain its current appearance and character. Limited exterior changes will be made to the barn. New windows and doors will be wood effect to match the existing window fittings. New amenity land will be located to the east and west of the barn.

Access and Parking

- 4.7. Access from Climping Street will be maintained for both vehicles and pedestrians. To ensure safe access to the holiday lets and campsite is maintained, there will be no changes to the access route to the south of the barn. Two parking spaces will be situated to the east of the barn.

5. Planning Policy Context

- 5.1. The development plan for Arun District Council comprises the Arun Local Plan 2018, the West Sussex Waste Local Plan 2014, the joint Minerals Local Plan 2018 and any adopted neighbourhood plans. In this case, the site is subject to the adopted Climping Neighbourhood Plan (2016).
- 5.2. The NPPF was revised in February 2019 and is a significant material planning consideration in the determination of any application. It is supplemented by the National Design Guide and National Planning Practice Guidance (NPPG), an online publication that has replaced a number of Government Circulars and advice documents to streamline the planning process.
- 5.3. Climping Neighbourhood Plan (NP) was Made on 13th January 2016 and forms part of the development plan.

National Planning Policy

- 5.4. The revised NPPF was published in February 2019, replacing the previous NPPF (2018). It sets out the national policy which guides Local Planning Authorities (LPA) on plan making and decision taking.
- 5.5. The NPPF includes a presumption in favour of sustainable development which applies to both plan-making and decision-taking. Paragraph 11 states that, for decision making, this means:

“Approving development proposals that accord with an up-to-date development plan without delay; or 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:

- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- 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. In order to achieve sustainable development, the NPPF sets out several aims which provide the context for assessment of development proposals. The different aims – so far as they are relevant to the assessment of this application – are set out below.
- 5.7. The development of isolated homes in the countryside should be avoided unless they meet the criteria set out in paragraph 79. This includes the re-use of redundant or disused buildings.
- 5.8. Paragraph 83 sets out that, sustainable rural tourism which respect the character of the countryside should, be supported.

- 5.9. When considered proposals in transport terms, Local Planning authorities should ensure that safe and suitable access can be achieved by all users in accordance with paragraph 108. Furthermore, paragraph 109 states that only where developments lead to unacceptable impact on highways safety should they be refused.
- 5.10. Paragraph 124 sets out the importance of good design in terms of sustainable development. High quality buildings and place are fundamental to what the planning and development process should achieve.

Arun Local Plan (2018)

- 5.11. The Arun Local Plan (ALP) was adopted in July 2018 and sets out guidance and policies in the District between 2011-2031. The ALP is accompanied by the Local Plan Policies maps. These maps indicate that the site is outside of a Built-Up Area Boundary and situated within a 'Gaps between Settlement'. There are no other policy designations at the site.
- 5.12. The vision for the district is:
- By 2031 Arun will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun's residents will be healthier and better educated, with reduced inequalities between the most and least affluent.*
- 5.13. As the site falls outside of a Built-Up Area Boundary, it is subject to Countryside Policy C SP 1 where the Council will take into account the cumulative impact of development in the consideration. Furthermore, the site is within a Gaps Between Settlements and should not undermined the physical and/or visual separation of settlements and cannot be located elsewhere will be permitted as set out in Policy SD SP 3.
- 5.14. Where proposals for the conversion of rural buildings for residential use are outside the Built Up Area Boundary, the Council will expect certain criteria to be met, as set out in Policy HDM4. These comprise:
- *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;*
 - *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*

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

5.15. Additionally, the proposal, must adhere to the design standards set out in Policy D SLP 1 where reflect characteristics of the site and local area in terms of layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

5.16. Transport requirements are listed in Policy T SP 1 including the Councils aim to reduce the need to travel by car, ensuring that there is safe access to the highways network and ensuring that parking adheres to the to the (WSCC) guidance.

Climping Neighbourhood Plan

5.17. Policy CPN 11 requires new development to be of high quality by responding and integrating with the local built environment and landscape context. Development must use good quality materials that complement the existing palette of materials in Climping. Finally, the policy requires sufficient external amenity space. Development will be resisted if it has a detrimental impact on highways, as set out in Policy CPN 14.

6. Planning Considerations

Principle of development

- 6.1. The NPPF places sustainable development at the heart of the Framework. To achieve this, an economic, social and environmental objective should be pursued. In particular, this development meets a housing need for the applicant and will support their tourism business. This meets the economic and social objective.
- 6.2. The development will not cause any adverse impact on the environment. This will be achieved by securing an environmentally friendly building that reduces heat and energy loss. It is important to state that this is a conversion and will require less materials than a new build. The need for the Applicant to travel will also be reduced which will reduce emissions from car journeys as they travel to and from their business. This helps to meet the environmental objective.
- 6.3. The design of the proposal will not change the existing layout and the character of the area but will introduce amenity land. The privacy of the holiday let occupants will be maintained by the careful placement of windows and the physical buffer created by the holiday let parking area.
- 6.4. The agricultural fields that the barn once supported, now comprise a campsite and holiday lets (ref: CM/7/18/PL and CM/7/17/PL) and the other has planning permission for a residential care home (ref: APP/C3810/W/19/3227374). This demonstrates that the use of the agricultural barn is now redundant in accordance with NPPF paragraph 79 and a more appropriate use will stop the building falling into disrepair.
- 6.5. The proposal seeks the conversion of an agricultural barn to residential and must meet the requirements set out in ALP Policy HDM4. The information below demonstrates how each of the criteria listed in this policy are met:

- Residential conversion is a subordinate part of a scheme for business re-use:

The conversion of the barn will allow the Applicant to operate their tourism business more effectively by living on site which will enable the Applicant to meet and greet guests easily, providing them with local information and point in the direction of local businesses to support the local economy. Furthermore, onsite management will allow for a greater guest safety and control. Therefore, while not strictly a commercial use, the building will help an existing business to operate more effectively which is an important material consideration.

There is also specific support in the Climping Neighbourhood Plan (policy CPN 5) for proposals that support recreational and tourism facilities (subject to a number of criteria). For the reasons provided within this Statement, the proposal will undoubtedly help to support a local tourism facility. It is also small in scale, being just for one unit.

- The building is structurally sound, of permanent construction, and capable of conversion:

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The barn is structurally stable and capable of conversion. It was rebuilt and slightly enlarged following planning permission in October 2016 (CM/15/16/PL).

- *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.*

As demonstrated on the accompanying plans and elevations, the proposal will not significantly change the exterior of the barn which will maintain the agricultural character and therefore there will be no detriment to the character of the area.

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

There will be no changes to the site access. The site access was confirmed suitable with the conversion of The Old Piggery to holiday lets under condition 4 (Ref: CM/7/17/PL).

6.6. As explained in the supporting text for ALP Policy SD SP3, the gaps between settlements aims to preserve character and settlement structure. The proposed development will not create new built form, change the appearance of the area or impact on the settlement structure of Climping. Moreover, the Inspector of the Specialist Care Home Appeal (ref: APP/C3810/W/19/3227374) did not consider that the erection of this building would conflict with the designated gap between settlement concluding that "There would be no material conflict with ALP Policy SD SP3 in relation to the designated gap between Littlehampton and Middleton-on-Sea" at paragraph 57 of the Appeal Decision. It is therefore considered that it will not undermine or compromise the integrity the Gap Between Settlement that the site is situated within. Therefore the proposal is in accordance with ALP Policy SD SP3.

6.7. The site is situated within a sustainable location with good public transport links to Bognor Regis and Littlehampton as described in paragraph 2.6-2.8 of this statement. Furthermore, the services and facilities Climping are situated within walking distance. This demonstrates that the resident would be able to meet their day to day needs and limit their private vehicle use. The proposal therefore accords with NPPF paragraph 103, 108 and 110.

6.8. For the reasons set out above, it the Applicant considers that the principle of the proposed development is justified.

Design and Layout

6.9. A key aspect of sustainable development is the good design of buildings and places, as set out in paragraph 124 of the NPPF. The National Design Guide expands on this, stating that '*the long-standing, fundamental principle for good design are that it is; fit for purpose; durable; and brings delight*'. ALP Policy DSP1 requires development to be make efficient use of land whilst reflecting characteristics of the site and local area in terms of layout, landscaping, scale, materials, finish and architectural details. Furthermore, NP Policy CPN 11 requires development to be of high quality and respond to the surround context.

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- 6.10. The character surround the site is residential including three residential dwellings to the south, the Grade II listed cottage to the north and the holiday lets to the east. Additionally, the land to the north of the site has permission for a specialist care home which is also for residential use. The conversion of the barn to residential will complement the existing uses surrounding the site.
- 6.11. The proposed development will maintain the barns appearance including the height, scale and materials. There be no extensions to the existing building and the height will remain at 5m. The material palette will comprise brick/flint and slate roof tiles. The window and door fitting which will be wood effect frames to complement the existing window frames in the barn.
- 6.12. There will be slight changes to the existing layout. Amenity land will be situated to the east and west of the barn. Two parking spaces will be to situated in front of the western amenity space. The proposal will not impact any of the area to the south so that there is still safe access to the holiday lets. Ultimately, the residential curtilage of the proposal has been kept to a minimum and is well contained so that it does not affect the surrounding area in a visual or physical manner. It is considered to be entirely functional and practical for its residential purpose whilst also creating a high quality place to live.
- 6.13. It should be noted that the Inspector of the Specialist Care Home Appeal (ref: APP/C3810/W/19/3227374) did not consider that the erection of the care home would significantly harm the character or appearance of the area. Thus, the conversion of an existing building should not cause any greater harm.
- 6.14. Due to the explanations set out above, it is considered that the proposal accords with the NPPF, the National Design Guide, ALP Policy DSLP1 and NP Policy CPN11.

Access

- 6.15. NPPF paragraph 108 sets out that safe and suitable access should be achieved for all users at the site. Furthermore, NPPF paragraph 109 states that only where there is an unacceptable impact on highway safety should developments be refused on highways grounds. NP Policy CPN 14 will not support developments that have a detrimental impact on highways safety and living conditions.
- 6.16. Access to the site will be from the existing access off Climping Street. This is suitable and safe access for both vehicles and pedestrians. The site access was confirmed suitable with suitable visibility splays within planning application Ref: CM/7/17/PL.

Parking

- 6.17. ALP Policy TSP1 requires development to reduce the need to travel by car and provide parking in accordance with the WSCC Guidance. This guidance states that a two bedroom dwelling in parking behaviour zone 1 must provide 1.7 spaces per dwelling.
- 6.18. Two parking spaces will be provided which is slightly above that set out in the WSCC guidance. The proposal will reduce the car use to and from the site as the applicant will be able to manage their business on site. The development therefore meets the requirements set out in the NPPF and ALP.

7. Conclusions

- 7.1. This Planning, Design and Access Statement has been prepared by Savills and accompanies a planning application at North Barn, Climping for the change of use from agricultural barn to residential. The barn is no longer required for agricultural needs due to the change of use to surrounding agricultural land.
- 7.2. The proposal will provide the following benefits:
- Will make more sustainable and efficient use of the barn which is one of the main objectives of the NPPF;
 - Will provide a new dwelling which will meet the Social and Economic objectives of the NPPF;
 - Will allow the applicant to operate a rural tourist business on-site which meets the economic objective and ALP Policy HDM4;
 - Maintain the character of the area in accordance with ALP Policies HDM4 and DSLP1;
- 7.3. It is considered that the proposal meets with the requirements of the NPPF and the Local Development Plan. The proposal will not result in any adverse impacts that outweigh the benefits set out above.

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