



Planning, Design and Access Statement

**APPLICATION FOR THE CHANGE OF USE
AND CONVERSION OF THE EXISTING
GRAIN SILO INTO B1(A) OFFICE SPACE,
WITH ASSOCIATED PARKING**

AT

**THE FORMER MCINTYRE NURSERY,
LITTLEHAMPTON ROAD, FERRING,**

BN12 6PG

Prepared for Mr J Sacco

**MARCH 2018
JAC/JW/12862**

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1 Introduction

1.1 Purpose of the statement

- 1.1.1 This Statement has been prepared by DHA Planning to support a detailed planning application submitted on behalf of our client Mr J Sacco for:

"The change of use and conversion of the existing grain silo into B1(a) office space, with associated parking at the former McIntyre Nursery, Littlehampton Road, Ferring, BN12 6PG"

- 1.1.2 This statement provides an overview of the site, its context and the relevant planning history; and a review of all applicable development plan policies as well as the NPPF and other relevant guidance.
- 1.1.3 The report concludes that the proposal is sustainably located, appropriate in planning terms and accordingly requests that planning permission be granted.

1.2 Application documents

- 1.2.1 This statement should be read in conjunction with a number of plans and documents, which are submitted as part of this application. This includes the following:

Reference	Documents	Author
	Application Form (submitted online)	
JAC/JW/12862	Planning Statement	DHA Planning
JAC/JW/12862	Covering letter	DHA Planning
EAD/0063/17	Drawing Issue Sheet	Empire Architectural Designs
EAD_0063_17_01	Existing Plans	Empire Architectural Designs
EAD_0063_17_02	Proposed Plans	Empire Architectural Designs
EAD_0063_17_03	3D Package Plans	Empire Architectural Designs
EAD_0063_17_04	Internal Views	Empire Architectural Designs
EAD_0063_17_05	Square Meterage Plans	Empire Architectural Designs
	Red Line Plan	Empire Architectural Designs
	Site plan	Empire Architectural Designs

2 Site and Surroundings

2.1 General area

- 2.1.1 The site is located to the north of Ferring, off the A259 (Littlehampton Road).
- 2.1.2 Immediately to the east of the site is an open sports field, including football pitch. To the west and north is the Highdown Vineyard and associated buildings, as well as the industrial estate at Hangleton. The south of the site is the A259 and residential properties.



Above: General location of the site.

- 2.1.3 The site itself is part of the former McIntyre Nursery, situated away from residential property, since the expiry of the nursery permission the site has been used for commercial purposes including a large fencing contractor yard and other commercial companies.
- 2.1.4 Within 1.5km of the site there are a large number of local services and amenities including places of worship, various schools and a college, a theatre, restaurants/cafes, hospital, vets, pharmacy, post office, police station and a variety of shops and other services.
- 2.1.5 There is a bus stop located within 70 metres of the site, which offers the route 9 service between Arundel and Shoreham; this provides regular weekday and weekend services approximately each hour throughout the day. Additionally within 680 metres is another bus stop, which also offers route 9 buses as well as the 700 coast liner service. This service provides

buses between Littlehampton, Bognor Regis, Chichester, Havant and Portsmouth as well as other surrounding areas.

- 2.1.6 The timetables for these can be found in **appendix 1**.
- 2.1.7 Goring-by-Sea railway station is within 1.25Km of the site, and can be accessed via well-lit pedestrian footpaths in a walk time of approximately 16 minutes based on a speed of 80m per minute; a figure that is used within the London based Public Transport Accessibility (PTAL) analysis.
- 2.1.8 The station offers railway links to London Victoria, Littlehampton, Brighton, Southampton and Portsmouth as well as other surrounding areas.
- 2.1.9 The site can therefore be considered highly sustainable in terms of location.

2.2 Application site

- 2.2.1 The Silo building in question is situated to the north eastern part of the site adjacent to the access route.



Above: Site location

- 2.2.2 The site consists of a permanent, mixed use site. The site therefore comprises of a mixture of former nursery buildings now used for commercial purposes as well as commercial storage buildings and other commercial structures.

- 2.2.3 The current silo has become surplus to requirements on the site, and as such the owners are submitting planning permission to innovatively change the use of the building to office space rather than demolish the building or see it fall into disrepair. The site has not been used for agriculture for some time and as such, it could well fall into disrepair over time if it remains unused.
- 2.2.4 It is noted that the site does not have any statutory designations according to the Councils proposals map.

2.3 Planning history

- 2.3.1 The District Council website shows the site has a planning history as outlined in the table below:

- (1) FG/93/93 granted with conditions 31 January 1993 - 2 No. multi-span greenhouses clad in polythene.
- (2) FG/124/94 granted with conditions 16 February 1995 - 2No. small polytunnels.
- (3) FG/1/97 granted with conditions 18 February 1997 - Horticultural pack house.
- (4) FG/80/00 Refused 05 December 2000- Appeal allowed 04 April 2001 - Proposed agricultural chalet bungalow & garage.
- (5) FG/129/00 Refused 03 April 2001 - Demolish existing offices and provide replacement offices for McIntyre's Nursery.
- (6) FG/119/01/BR Rejected 04 January 2002 - Demolish existing offices and provide replacement offices for McIntyre's Nursery.
- (7) FG/121/01/BR Granted with conditions 31 December 2001 - Proposed agricultural chalet bungalow & garage.
- (8) FG/5/02/BR Granted with conditions 28 February 2002 - Demolish existing offices and provide replacement offices for McIntyre's Nursery.
- (9) FG/29/02 Withdrawn 04 August 2003 - Proposed traditional mock windmill with visitor centre/shop and eight car parking spaces.
- (10) FG/160/05 Granted with conditions 15 March 2006 - Change of use of redundant horticultural packhouse to B1/B8 (Business/Storage/Distribution) use.
- (11) FG/98/08 Refused 01 September 2008 - Change of use from agricultural to equestrian, erection of stable building, sand school and ancillary works.
- (12) FG/76/09 Refused 07 August 2009 - Continuation of use of polytunnels for storage of motor vehicles.
- (13) FG/59/10 Granted with conditions 15 September 2010 - Change of use from former agricultural nursery to B8 storage and wholesale supply of fencing and associated materials.

- (14) FG/42/12 Refused 26 July 2012 - Use of polytunnels for storage.
- (15) FG/108/14/PL Refused 28 July 2014 – new storage for existing permitted scaffold yard and firewood yard to replace structures to be demolished.
- (16) FG/149/14/PL Approved 10 October 2014 – amended resubmission of FG/108/14/PL
- (17) Fg/14/15/DOC approved 5 February 2015 – materials condition in relation to application FG/149/14/PL

3 Development proposal

- 3.1.1 The scale and form of the development has been informed by the desire to deliver a scheme to ensure minimal impact and a suitable use of the existing building with regards to the nature and character of the surrounding area. The scheme looks to take a somewhat ugly site and make it into an attractive, modern office within what is now a commercial site.

3.2 Overview

- 3.2.1 This application seeks permission for:

"The change of use and conversion of the existing grain silo into B1(a) office space, with associated parking at the former McIntyre Nursery, Littlehampton Road, Ferring, BN12 6PG"

- 3.2.2 The Silo is structurally sound and well constructed although a future use needs to be found. The client wants to convert the building to form office space, therefore reusing the existing structure to give the silo a viable future use.

3.3 Description of the proposal

- 3.3.1 This planning application proposes the adaptation and conversion of the existing former grain store into a two storey B1(a) office building.
- 3.3.2 The office will include a lobby, W.C and small kitchen area as well as office space on the ground floor with additional office space on the first floor.
- 3.3.3 External changes include; the addition of the entrance lobby, insertion of windows and access doors, a patio area and fencing, and car parking spaces provided for staff and visitors.
- 3.3.4 Overall the scale of the proposed office does not change from the existing building other than the addition of the small lobby area.
- 3.3.5 The roof of the building will remain as existing.
- 3.3.6 The access road from the A259 Littlehampton Road will remain as existing and is considered sufficient for the development.

4 Planning Policy

4.1 Introduction

- 4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. This section sets out the relevant policies of the statutory development plan and refers to any other material considerations that should be taken into account in determining this application.
- 4.1.2 For this application, the policies and guidance from the National Planning Policy Framework, National Planning Practice Guidance, West Sussex Structure Plan 2004 and Arun District Local Plan 2003 have been considered.

4.2 Arun District Local Plan 2003

- 4.2.1 Policy **GEN1** requires that all development must take full account of the need to protect the environment so that present-day demands do not compromise the ability of future generations to meet their own needs or enjoy a high quality environment. All development must reflect the need to safeguard and improve the quality of life of residents, conserve energy resources and protect and, where possible, enhance the Plan area's essential character and environmental assets.
- 4.2.2 Policy **GEN2** confirms that development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in the plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.
- 4.2.3 Policy **GEN3** states that outside the Built-Up Area, the countryside will be safeguarded for its own sake. Development will not be permitted unless:
- (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or
 - (ii) for quiet, informal recreation; or
 - (iii) for the diversification of the rural economy; or
 - (iv) for essential road schemes; or
 - (v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.
- 4.2.4 Policy **GEN7** states that planning permission will only be granted for schemes displaying high quality design and layout. Development will be permitted provided it:
- (i) makes efficient use of land or buildings;

- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
 - (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
 - (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
 - (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
 - (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
 - (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;
 - (viii) provides for vehicle parking in accordance with Policy GEN12 and open space in accordance with Policy GEN20.
- 4.2.5 In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.
- 4.2.6 Policy **DEV1** outlines that for the conversion of rural buildings for industrial or business use outside the built up area will be permitted provided that:-
- (a) the building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension;
 - (b) the resultant building and use will not have an adverse effect on the rural character of the area in respect of the nature and level of activity likely to be generated, including the resultant traffic level;
 - (c) the resultant building is sympathetic to its setting in terms of form, bulk and visual design;
 - (d) 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
 - (e) the traffic to be generated by the new use can be safely accommodated by the site access and the local road system.
- 4.2.7 Policy **DEV8** states that planning permission may be granted to local firms, currently located within the District, proposing development on sites outside the built-up area, provided that the applicant can demonstrate:-

- (1) that no acceptable alternative can be identified within existing permitted or allocated floorspace or within or through redevelopment of existing commercial premises; and
- (2) that the proposal:
 - (a) exhibits a high standard of design and layout;
 - (b) is capable of being well served by public transport or otherwise is readily accessible other than by private car to a significant residential workforce if employment intensive uses are proposed;
 - (c) provides access arrangements and parking facilities in accordance with the Council's adopted standards;
 - (d) relates sympathetically to the surrounding built or natural environment;
 - (e) includes suitable landscaping and floorscaping provision where appropriate;
 - (f) displays a satisfactory relationship with neighbouring uses in order that the amenities of nearby residents in particular are protected; and
 - (g) incorporates, where appropriate, crime prevention measures.
- (3) A legal agreement or planning conditions may be necessary to secure:
 - (h) implementation within a specified time period;
 - (i) no subdivision; and
 - (j) the restriction of occupancy to the firm concerned.

4.3 Arun District Local Plan Draft Publication Document 2014

- 4.3.1 In 2014 a published version of the emerging new local plan was published, this is still undergoing modification, however weight can be given to the emerging policies and they have therefore been considered as part of this application.
- 4.3.2 **Policy SD SP1** states 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. It will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions.
- 4.3.3 **Policy C SP1** outlines 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.

4.3.4 **Policy D SP1** states that all development proposals should be of good quality and demonstrate a high standard of design.

4.3.5 **Policy D DM1** outlines the Council's aspects of form and design quality which will be looked at when considering any application for development. Relevant points are outlined below:

- (a) Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.
- (b) Appearance/attractiveness - Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.
- (c) Impact - Have minimal impact to users and occupiers of nearby property and land.
- (d) Innovation - Raise standards of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.
- (e) Crime prevention - Provide security measures that make places feel safer.
- (f) Trees and woodland - All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.
- (g) Layout - Utilise existing networks or improve access, development schemes should carefully consider walking and cycling as an integral part of the overall design concept.
- (h) Scale - The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

4.3.6 **Policy EMP DM1 paragraph 6** 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

4.3.7 **Policy EMP DM1 paragraph 7** outlines proposals for conversion of buildings for industrial or business uses outside the built up area will be permitted provided that:

- (a) The building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension;
- (b) The resultant building use will not have an adverse effect on the rural character of the area in respect of the nature and level of activity likely to be generated, including the resultant traffic level;
- (c) The resultant building and ancillary areas are sympathetic to its setting in terms of form, bulk and visual design;
- (d) 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
- (e) The traffic to be generated by the new use can be safely accommodated by the site access and the local road system.

4.4 Arun District Council Parking Standards (October 2000)

4.4.1 The parking standards outline that for B1(a) Office use a minimum of 1 space is needed for every 20m² of floorspace up to 240m².

- 4.4.2 The proposal is for approximately 68m² of office floorspace, and as such 4 spaces need to be provided.

4.5 National Planning Policy Framework (NPPF)

- 4.5.1 The National Planning Policy Framework came into immediate effect on 28th March 2012 and as such supersedes previous national guidance in the form of Planning Policy Statements and Guidance.
- 4.5.2 The overarching principle of the NPPF is a clear presumption in favour of sustainable development. In terms of determining applications, this means approving development proposals that accord with the development plan without delay and granting permission in cases where the development plan is absent or out of date providing the development is in accordance with the policies contained within the NPPF (**Paragraph 14**).
- 4.5.3 **Paragraph 7** sets out the three dimensions to sustainable development as having an economic, social and environmental role, which cannot be considered in isolation as they are mutually dependent (**paragraph 8**)
- 4.5.4 **Paragraph 19** sets out the Government's commitment 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."*

Building a strong, competitive economy

- 4.5.5 **Section 1** of the NPPF sets out the Government's overarching aspirations for the economy. It states that the Government is committed to securing economic growth in order to create jobs and prosperity.
- 4.5.6 **Paragraph 20** demonstrates that to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.
- 4.5.7 **Paragraph 21** states investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.
- 4.5.8 **Paragraph 28** outlines that planning policies should support sustainable economic growth in rural areas by taking a positive approach to new development.

Design

- 4.5.9 The NPPF attaches great weight to the importance of high quality design in all development proposals.
- 4.5.10 **Paragraph 17** outlines the 12 core planning principles which should be applied to all planning and decision making.

- 4.5.11 **Paragraph 58** outlines the development aims expected from local plans. Local authorities are to ensure that developments;
- (a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - (b) Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - (c) Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - (d) Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - (e) Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - (f) Are visually attractive as a result of good architecture and appropriate landscaping.
- 4.5.12 The NPPF warns that while Local Authorities should consider using design codes, design policies should *'avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally'* (**Paragraph 59**).
- 4.5.13 **Paragraph 61** outlines that planning should look to integrate new development into the natural, built and historic environment.
- 4.5.14 Development that incorporates the character and quality of the area will be looked on favourably. The NPPF acknowledges that while it is important for developments to reflect the local area, LPA's should not refuse permission for developments that incorporate new technologies resulting in a high level of sustainability where design mitigation, reduces their compatibility with neighbouring developments (unless the development relates to a designated heritage asset, **Paragraph 65**).
- 4.5.15 **Paragraph 111** states planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Transport and Parking

- 4.5.16 With regard to residential parking standards, in setting local standards, LPA's should take into account the accessibility of the development; the type and mix and use of the development; the availability of and opportunities for public transport; the level of local car ownership and the overall need to reduce the use of high-emission vehicles.

4.6 National Planning Practice Guidance

- 4.6.1 The National Planning Practice Guidance (NPPG) was published in March 2014 and replaced a significant level of guidance and good practice within Circulars. This document replaces key Circulars such as 11/95 relating to conditions.

5 Planning Appraisal

5.1 Introduction

5.1.1 It is necessary to consider whether the application proposal accords with the statutory Development Plan and if not, whether any material considerations indicate, that planning permission should nevertheless be granted.

5.1.2 Within the application the following are to be considered:

- (a) The principle of the development;
- (b) Sustainability;
- (c) Visual Impact; and
- (d) Design and appearance.

5.2 The Principle of the Development

5.2.1 The proposal is for the re-utilisation of an existing former agricultural grain silo to provide a B1(a) office use within an existing commercial site.

5.2.2 The owner of the site wishes to see the now unused silo converted rather than demolished or fall into disrepair over time. The development will be in line with policy DEV1 of the local plan, EMP DM1 of the emerging plan and paragraph 111 of the NPPF. This application seeks permission for:

"The change of use and conversion of the existing grain silo into B1(a) office space, with associated parking at the former McIntyre Nursery, Littlehampton Road, Ferring, BN12 6PG"

5.2.3 The Silo is structurally sound and well-constructed and is capable of conversion without major or complete reconstruction.

5.2.4 Paragraph 111 of the NPPF requires Planning Authorities should encourage the use of previously developed land. Furthermore, Paragraph 61 of the NPPF outlines that there is a need to protect and enhance the natural, built and historic environment, this application allows for the restoration of an existing building on the site.

5.2.5 Additionally, policy LOC2 of the West Sussex Structure Plan states, *"the priority is to accommodate such development through the reuse of existing buildings and through the redevelopment of previously-developed rural land in sustainable locations."*

5.2.6 In line with Policy GEN7, this proposal is on previously developed land and will make effective and efficient use of an otherwise disused building. The proposal reflects the character and appearance of the locality.

5.2.7 The client desires to convert the building to form office space, therefore reusing the existing structure to give the silo a viable future use. The building is structurally sound and capable of conversion without significant alteration; the current form of the building will be preserved to

continue to reflect the agricultural past history of the site and surrounding area therefore in accordance with Policy DEV1.

- 5.2.8 The proposed office meets the criteria set out in local and national policy for the reuse and adaptation of existing rural buildings. The existing silo is of a permanent and structurally sound form, with the overall bulk and scale of the existing silo not being extended to create the new office other than a small lobby. The materials used are in keeping with the locality and any boundary treatment is to be maintained and enhanced. Additionally there is more than sufficient room for parking and access.

- 5.2.9 Policy DEV1 of the Local Plan and EMP DM1 paragraph 7 of the emerging plan outlines proposals for conversion of buildings for business uses outside the built up area will be permitted provided certain criteria are met, the proposal meets these criteria as outlined below:

"The building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension"

- 5.2.10 The building is structurally sound, and the conversion retains the existing structure. The only alterations are the addition of windows, doors and a small lobby.

"The resultant building use will not have an adverse effect on the rural character of the area in respect of the nature and level of activity likely to be generated, including the resultant traffic level"

- 5.2.11 The grain silo is on the former nursery site, however since the nursery closed, the site has been used for commercial uses, as such, there is already a certain amount of traffic and vehicle movements to and from the site in conjunction with the commercial use.

- 5.2.12 The proposed development is not likely to have any severe impacts on the traffic or road safety at the site, the existing access to the site is to be maintained.

"The resultant building and ancillary areas are sympathetic to its setting in terms of form, bulk and visual design"

- 5.2.13 The building will retain its existing scale and structure as a former grain silo, the only addition is the glazing and small lobby.

- 5.2.14 The materials will be consistent with the former use therefore sympathetically fitting into the surrounding area and character of the site.

- 5.2.15 The building will stand out against the other buildings on the site, however the high quality design and use of modernist features help to enhance the areas and raise design standards.

"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"

- 5.2.16 The building is not of historic or architectural importance.

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

- 5.2.17 The site access is to be maintained, due to the existing use of the site, it is considered that the proposed development will not significantly affect the local highway network.

5.3 Visual Impact

- 5.3.1 The impact of the proposal on the wider countryside is important to consider given the locality of the site within the rural fringe.
- 5.3.2 Policy GEN7 states that planning permission will only be granted for schemes displaying high quality design and layout. The proposal will improve the visual amenities of the particular locality in terms of external appearance, landscaping and materials by providing a contemporary and modern building.
- 5.3.3 The resultant building and use will not have an adverse effect on the rural character of the area, additionally in respect of the nature and level of activity likely to be generated there will be negligible impact in accordance with Policy DEV1.
- 5.3.4 The only public view of the site is from the A259, and even then it is obscured by other buildings. The silo structure and scale will be maintained as part of the proposal and the views of the building from the public viewpoint will remain mostly as they are currently. Moreover, the overall design of the building will be enhanced with contemporary features to improve appearance, raise design standards while providing a use that will contribute to the local economy.



Above: street view of the building

- 5.3.5 The proposal for the conversion involves mainly internal changes to the building to provide two storeys of office space as well as W.C. and small kitchen area. The external changes will be in keeping with the area and propose a new access and lobby as well as windows.
- 5.3.6 Other external changes also include the reconfiguration of the existing hardstanding to provide car parking spaces, as well as additional landscaping, screening and patio area therefore improving the overall appearance of the silo and its setting.
- 5.3.7 The closest dwellings are opposite the development site on the south side of the A259, it is considered that residential amenity remains protected, as there will be no overlooking or loss of privacy. Additionally the surrounding area is commercial land, and will not be affected by the proposal.

5.4 Sustainability

- 5.4.1 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.
- 5.4.2 Paragraph 7 of the NPPF sets out that there are three dimensions to sustainable development being; environmental, social and economic which give rise to the need for the planning system to perform a number of roles. We have considered each of these elements in the context of the proposed development below.

Environmental

"Contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

- 5.4.3 NPPF paragraph 111 encourages the 'effective use of land by re-using land that has been previously developed'. Applications on previously developed land providing the site is not of high environmental value and the density of new development reflects the character and appearance of the locality should be permitted. District Local Plan further supports this.
- 5.4.4 The proposal provides an opportunity to renovate and restore the former grain silo which is now unused, giving a viable future for the building rather than it fall into disrepair or be demolished.
- 5.4.5 The scheme does not propose any new built form on site and therefore will not have a materially greater impact than the present building.
- 5.4.6 The reuse of the building would therefore be beneficial for enhancing and preserving the environment.
- 5.4.7 Within the core planning principles it states the different roles and character of different areas should be reflected in the design. The recognition of the intrinsic character of the countryside should be taken into account to preserve and enhance as well as support thriving rural economies within it.

- 5.4.8 The conversion will contribute to protecting and enhancing the natural and built environment by reusing buildings of sound structure and permanence, with a design in keeping to the other local buildings and agricultural history. This coupled with the design proposals will improve the appearance and form a visually attractive, quirky new office building.

Social

"Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being."

- 5.4.9 The development would provide a social role insofar as it would provide high quality office space that would contribute towards meeting the need for offices and job opportunities within the Borough and the locality.
- 5.4.10 The site is within a close distance to Ferring, which provides local amenities and facilities. Furthermore, there are bus stops and a train station, which provide services to local towns and urban centres, which in turn provide a broader range of services.
- 5.4.11 The development will help to sustain a strong and healthy community, by providing for a cohesive unit on the site, meeting the needs of present and future businesses and adding to the use of local services.
- 5.4.12 The proposed use will improve natural surveillance and security at the site. In turn, improved security may help to attract new businesses to the site.

Economic

"Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure."

- 5.4.13 In the short term, the conversion of the building will boost the local construction industry with the use of local trade people and materials.
- 5.4.14 The proposal will provide a viable future use for an otherwise unused building on the commercial site, which if left could well fall into disrepair. The proposal will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development sustaining an appropriate mix of uses.
- 5.4.15 The development will have a knock on benefit to local shops, services and businesses through additional expenditure to boost the local economy.
- 5.4.16 Development within this location could also assist in maintaining existing public services.

5.5 Design and appearance

- 5.5.1 The design looks to integrate a new use into the existing building complying with Paragraph 61 of the NPPF.
- 5.5.2 The existing form and structure of the building will mainly be retained in the development proposal, however a number of key features will be included in the conversion to produce a modern, contemporary building of high quality design which will not only improve the overall appearance but help to raise design standards locally.
- 5.5.3 More details can be found in the design and access section of this statement below.

6 Design and Access

6.1 Design and appearance

6.1.1 Local policy outlines that within the countryside conversion of existing buildings can take place where it would be of a suitable scale and design to fit with its local surroundings.

6.1.2 A summary of the design and access aspects of the development are outlined within this section. The design and access of the proposal is compliant to national and local policy.

6.2 Appearance

6.2.1 The proposal has been designed to relate sympathetically to the surrounding built and natural environment as set out in policy DEV8 and DSP1, yet also be of high quality and modern design.

6.2.2 According to RIBA modernism is the single most important new style of architecture and design of the 20th century, associated with an analytical approach to the function of buildings, a strictly rational use of materials, an openness to structural innovation and the elimination of ornament. The style is characterised by:

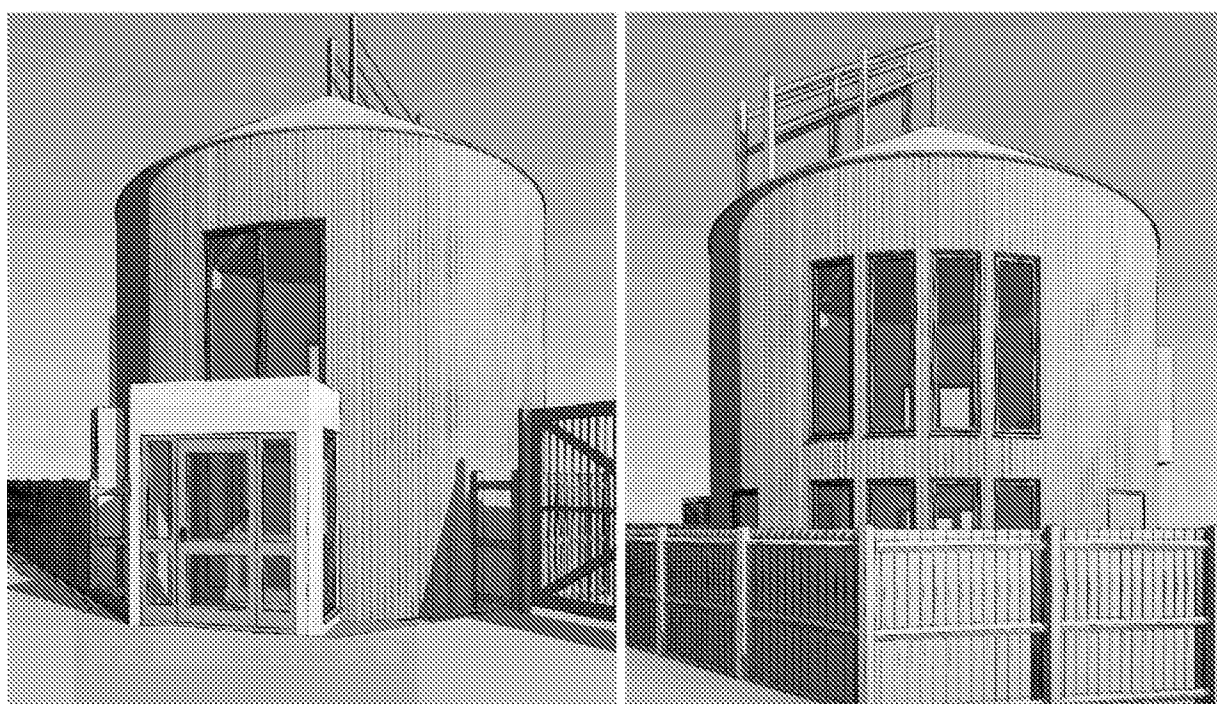
- (a) asymmetrical compositions
- (b) use of general cubic or cylindrical shapes
- (c) flat roofs
- (d) use of reinforced concrete
- (e) metal and glass frameworks often resulting in large windows in horizontal bands
- (f) an absence of ornament or mouldings
- (g) a tendency for white or cream

6.2.3 The design will respect the current structure, form and materials of the existing building. The use of the cylindrical silo offers itself to a modern transformation. The additional alterations will be of white rendered concrete and metal framed glazing to not only provide a modern style but also complement the existing materials.

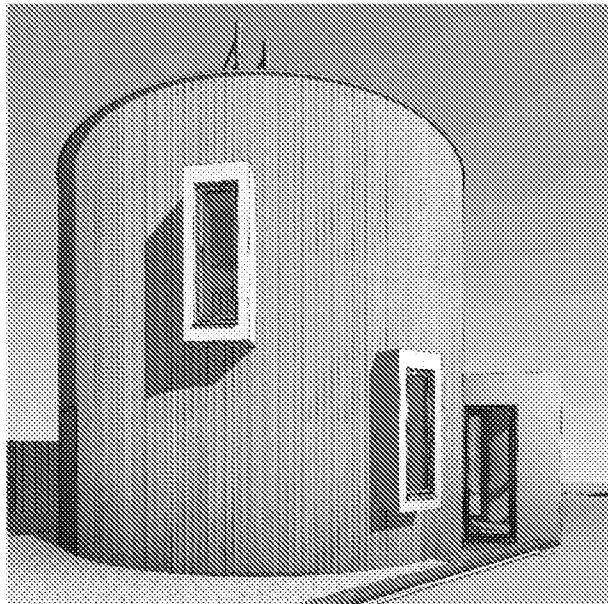
6.2.4 The building will stand out against the other buildings on the site, however the high quality design and use of modernist features help to enhance the area and raise design standards.

6.2.5 The alterations proposed as part of the conversion are in keeping with the landscape and building character. The proposal will be complementary to local character in form, setting, scale and choice of materials. The proposal will therefore have no significant adverse impact on the setting of the existing or local buildings.

- 6.2.6 The majority of the building will remain as existing; the main visual change presented by the proposal is the addition of glazing, doors and the entrance lobby, giving the silo a new contemporary design. Providing a quirky office space for potential future occupants.
- 6.2.7 The scheme will present a boundary fence, which will in effect hide the first floor and patio area.
- 6.2.8 The proposed elevations remain much the same with alterations through the insertion of new 'pop-out' windows with white render. The proposal also includes a single storey extension of glazing and white rendering to form a main entrance to the new office and lobby area. There will also be one part of the silo which will consist of metal and glass framework resulting in large vertical windows in horizontal bands over the two floors.



Above: Proposed Lobby and glazing



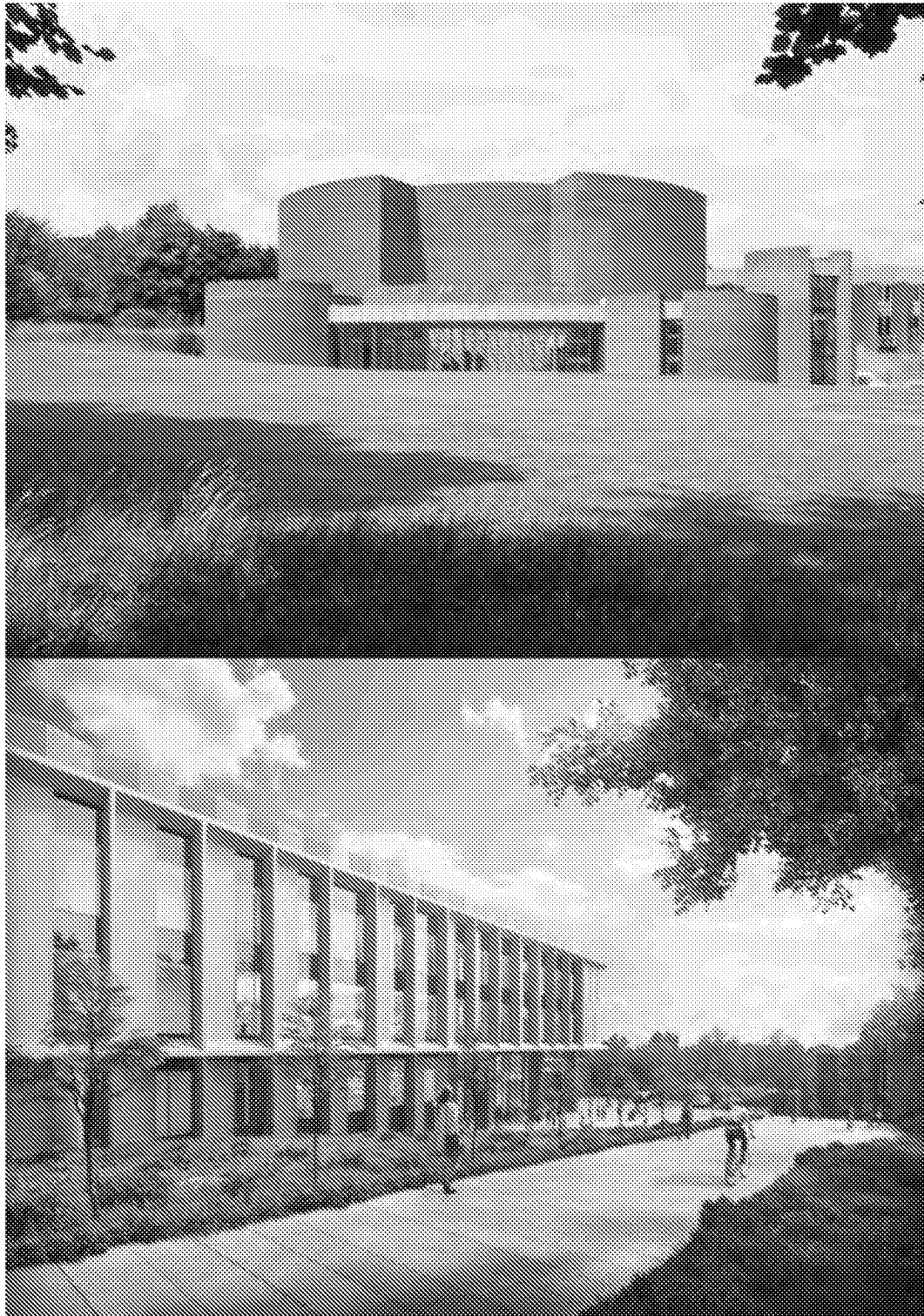
Above: proposed 'pop-out' windows

6.2.9 These features have been incorporated into many modern architectural designs and result in contemporary buildings with their own sense of style. These are looked at further below.

6.3 Existing Contemporary Design Features

6.3.1 As previously stated, RIBA outlines modernism as the single most important new style of architecture and design of the 20th century, associated with an analytical approach to the function of buildings, a strictly rational use of materials, an openness to structural innovation and the elimination of ornament. A number of key features characterises the style, including asymmetrical design, use of cube and cylinder shapes, reinforced concrete, glazing and glass, metal frames, absence of ornament and a tendency for white or cream.

6.3.2 Examples of other buildings within West Sussex with these features are outlined below.



Above: University of Sussex Buildings



Above: Saltdean Drive



Above: Flats in Palmeira Avenue, Hove



Above: Chalfont House



Above: Merimac House



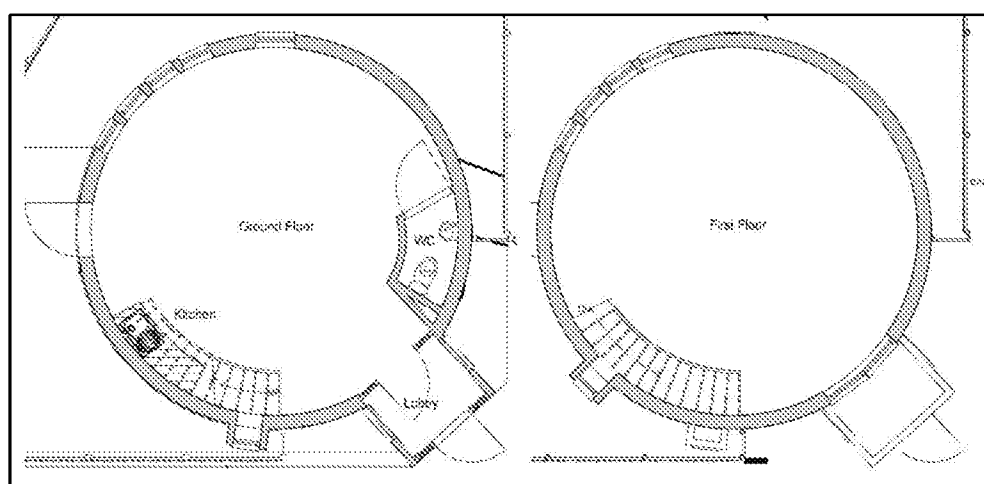
Above: Portslade Hostel



Above: Atalanta Building

6.4 Use and Amount

- 6.4.1 The local policy outlines that all attempts should be made to secure a viable future business use on commercial sites and for unused buildings. Therefore the architects and clients have produced a quirky new use for the existing grain silo.
- 6.4.2 The proposal is of a scale, which relates sympathetically to the existing buildings and the urban fringe area. The proposals do not increase the size of the building other than a small single storey entrance lobby.
- 6.4.3 The unit will comprise a lobby, kitchen area, W.C. and office space on the ground floor. On the first floor, further office space is proposed. Overall the building will provide approximately 75m² of B1(a) floor space over the two floors.

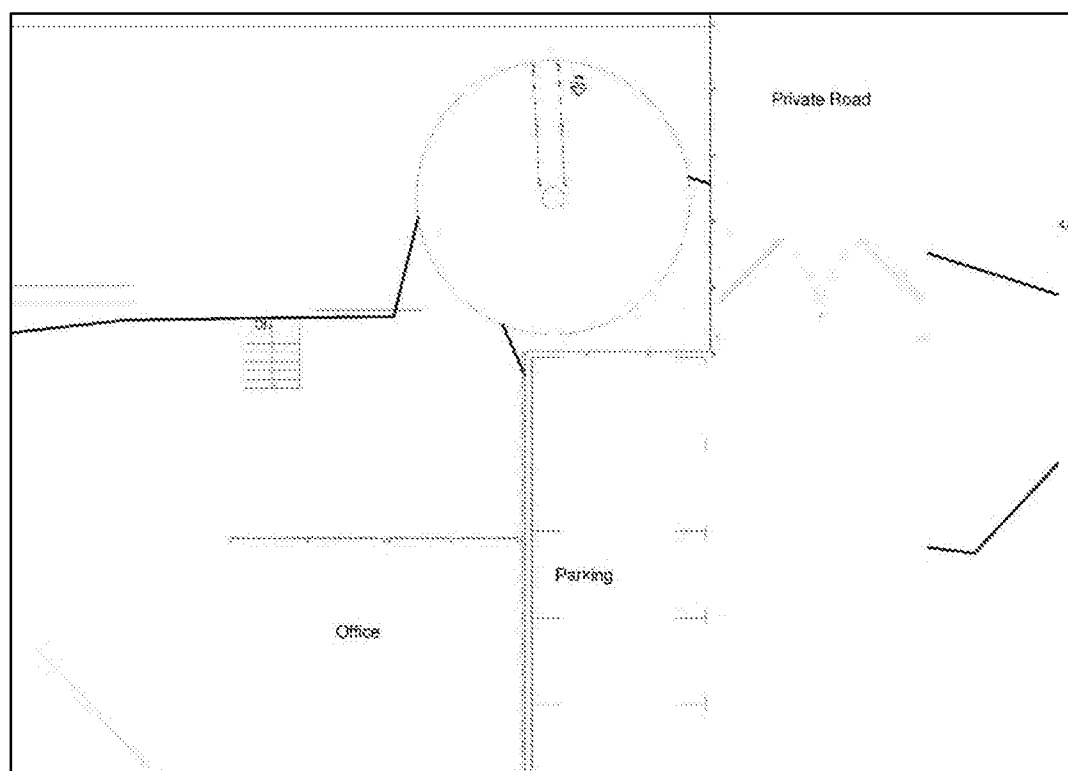


Above: floor plans

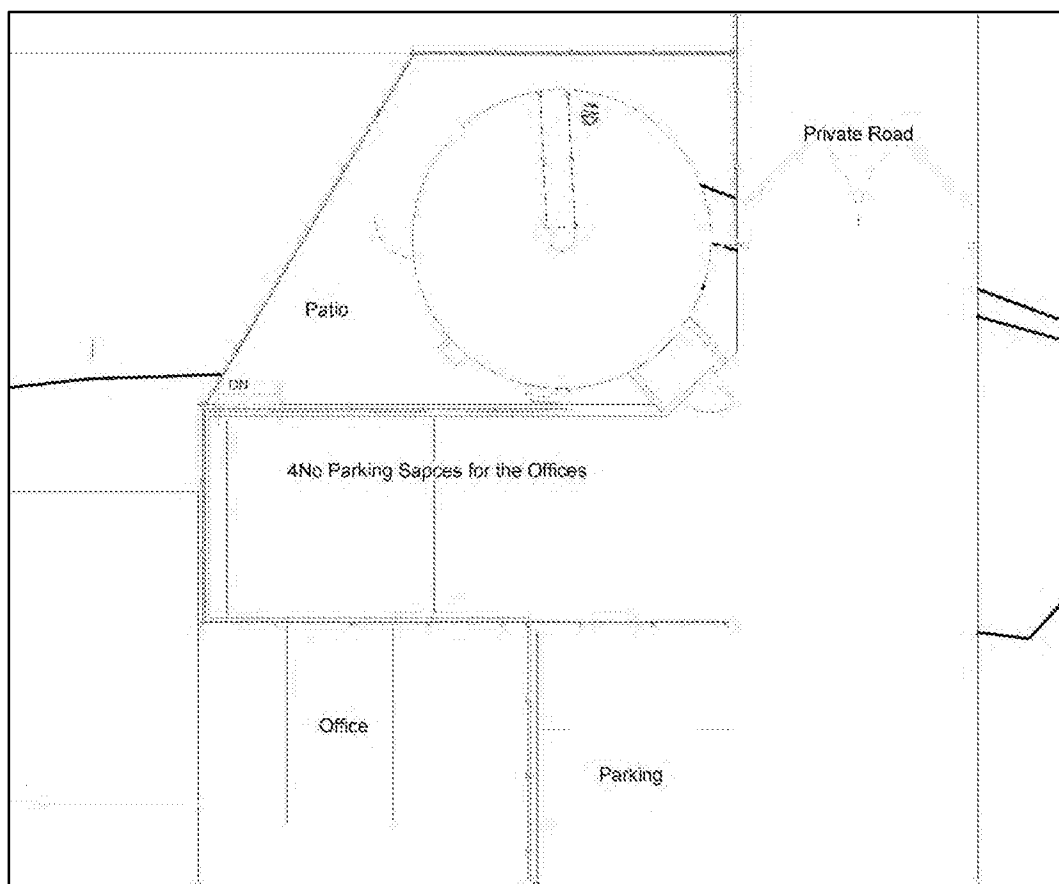
- 6.4.4 The overall size of the building remains as existing other than the addition of the small lobby area, furthermore the height of the building will not change.

6.5 Layout

- 6.5.1 The overall proposed site layout does not change much, the existing access will remain, the overall footprint of the building is not being extended or changed other than the addition of the small lobby area.
- 6.5.2 The parking will be amended to provide space for the office staff as well as additional parking for visitors.
- 6.5.3 Additionally a boundary fence will be erected to section off the office and provide screening to the outside patio space.
- 6.5.4 The building is of a form, bulk, scale and design, which takes account of and reinforces landscape character.



Above: Existing site plan



Above: Proposed site plan

6.6 Landscaping

- 6.6.1 A fence will be used to add definition to the silo and help screen off the ground floor and parking. The rear 'garden' will consist of a small outside patio area where staff can take breaks especially during summer.
- 6.6.2 The layout provides four car parking spaces for the office, with additional spaces provided on the site for visitors.

6.7 Access and Parking

- 6.7.1 The scheme contains ample provision for parking with four spaces being provided for office staff and further spaces for visitors therefore in line with the local car parking standards as well as policy DEV8
- 6.7.2 There is sufficient room on the site to park the vehicles of those who will work and visit without detriment to the visual amenity of the countryside, as there is existing parking used currently in conjunction with the commercial use of the overall site.
- 6.7.3 The proposal will not have a material impact on the highway, as it is set back a considerable way from the main road, and the existing turning will be maintained as part of the proposal.

This is considered a sufficient standard for the vehicles likely to be entering or leaving the site due to this proposal.

- 6.7.4 The site is located near to several different public transport routes, as well as connected by well-lit pathways and is therefore well served by readily accessible transport links as set out in policy DEV8.

6.8 Aspects of design

- 6.8.1 **Emerging policy D DM1** outlines the Council's aspects of form and design quality, which will be looked at when considering any application for development. The proposal has been considered against the relevant points of the policy below:

"Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features"

- 6.8.2 The contemporary proposal will in our view improve the overall design standards in the area, reflecting on the historic agricultural use of the building but providing for a modern future commercial use.

"Appearance/attractiveness - Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping."

"Impact - Have minimal impact to users and occupiers of nearby property and land."

- 6.8.3 As previously stated, the building cannot be seen clearly in its current form from public viewpoints as it is obscured by other buildings on site. This will not change a part of the proposal.

- 6.8.4 The closest dwellings are over 200 metres away from the silo. There is also residential development opposite the site on the south side of the A259; it is considered that residential amenity remains protected due to the separation gaps, as there will be no overlooking or loss of privacy.

- 6.8.5 Additionally the surrounding area is commercial land, and will not be affected by the proposal.

"Innovation - Raise standards of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so."

- 6.8.6 Rather than see the unused silo potentially demolished or fall into disrepair, the clients have decided to try to turn it into something new to give a viable future to the building.

- 6.8.7 The clients, alongside the architects, have innovatively designed the space to operate as a new office maximising the potential of the building in its current form without the need for complete renovation or large extensions and alterations.

- 6.8.8 The RIBA outline several key features of new modernism buildings and designs, most of which are presented in the proposal. Design features included in the proposal comprise asymmetrical windows, overall cylindrical shape, metal frames and glass resulting in large

windows, reinforced concrete lobby and 'pop-out' windows rendered in white and the absence of ornament.

"Crime prevention - Provide security measures that make places feel safer."

- 6.8.9 The proposed use will improve natural surveillance and security at the site. In turn, improved security may help to attract new businesses to the site.

"Trees and woodland - All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals."

- 6.8.10 There are currently no trees of vegetation on the site. The proposal will break up some of the existing hardstanding and provide a small outside patio space.

"Layout - Utilise existing networks or improve access, development schemes should carefully consider walking and cycling as an integral part of the overall design concept"

- 6.8.11 The current access will be retained and maintained as part of the proposal. The proposal provides four car parking spaces for the office staff, as well as additional visitor's spaces.

- 6.8.12 As previously mentioned there is a bus stop located within 70 metres of the site, which offers regular hourly services between Arundel and Shoreham. Additionally within 680 metres is another bus stop, which also offers the 700 coast liner service providing buses between Littlehampton, Bognor Regis, Chichester, Havant and Portsmouth as well as other surrounding areas.

- 6.8.13 Goring-by-Sea railway station is within 1.25Km of the site, offering railway links to London Victoria, Littlehampton, Brighton, South Hampton and Portsmouth as well as other surrounding areas.

- 6.8.14 The site is on the main A259 road which is connected to surrounding areas, including the bus stops and train station, by well-lit and maintained footpaths, therefore providing easy access to the site by foot, cycle or public transport.

"Scale - The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

- 6.8.15 The scale of the building does not change, other than a small addition of the lobby entrance. As such, the building will not have a detrimental impact on the surrounding area, and the contemporary design will improve the overall appearance of the building.

7 Conclusion

7.1 Summary

- 7.1.1 It is considered that a planning application for the conversion of the silo to provide B1(a) office space is acceptable.
- 7.1.2 The application site provides an ideal opportunity to reuse a building on a suitable, available and developed site to help provide high quality commercial office space in the area. Re-utilising a redundant building to provide an office without Greenfield development.
- 7.1.3 The change of use of the building will enhance and preserve the local community without causing major outward changes or harm to the surrounding environment.
- 7.1.4 The design and setting are appropriate both in terms of surrounding local property and in terms of the setting of the countryside. The use of modernism design features and innovative layout will help to provide a high quality building which will have a long term, viable future use.
- 7.1.5 This statement demonstrates that the proposed development is in accordance with the relevant policies of the development plan, as well as national government guidance. Furthermore, the proposal remains entirely acceptable in design and access terms.

7.2 Conclusion

- 7.2.1 Given the above, it is formally requested that planning permission be granted, subject to appropriate conditions.