

FN/36/11

Fairfield House • Fairfield Road • Burgess Hill • West Sussex • RH15 8QB



GWP
Architects

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Design and Access Statement

Regeneration of dilapidated stableyard and associated buildings comprising a holiday cottage and new residential dwellings (together with replacement dwelling and ancillary stableyard and storage barn as previously permitted under Arun District Council ref: FN/37/09) and to include revised vehicular access arrangements to provide separate access to serve stables.

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1.00 Introduction:

This proposal is for a scheme broadly similar to that previously approved under Local Authority reference FN/37/09.

The previously submitted scheme followed extensive consultation and negotiations with local interested parties as well as the Local Planning Authority and West Sussex County Council.

This application follows refusal for an alternative scheme under LPA reference SN/83/10 and has been developed with the benefit of a significant amount of additional pre-application consultation with the Development Control Office.

The pre-application consultation involved alternative proposals and the resultant scheme is as preferred through consultation with the Planning Officer.

The similarities with the previously permitted scheme can be summarised as follows:

- a) It retains the benefit of demolishing the existing and rather unattractive range of buildings.
- b) The new buildings offer an opportunity to develop a range of buildings in a traditional style and scale more in keeping and appropriate to this countryside setting.

- c) As before this proposal allows the continued presence of the equestrian link in Findon with the applicants family.
- d) The potential to develop the established use of this site would generate a significant amount of traffic and it has been acknowledged by WSCC that the proposal would be acceptable given the diminution of vehicular movements and accepting the relatively limited capacity of the access lane.
- e) The continued inclusion of a holiday cottage retains both employment and leisure potential. Note that in lieu of the previously permitted small/one bedroom units, it is proposed to have a three bedroom family holiday property instead.

The principal differences between the scheme now proposed and that already permitted may be identified as follows:

- i) 'The Barn' property now has an attached rather than detached garage.
- ii) 'The Cottage' now has a detached double garage and the previously proposed garage has been adapted as habitable space together with redesigned internal layout in the proposed properties.
- iii) The holiday cottage has been upgraded to become family holiday accommodation.
- iv) The storage barn has been moved approximately 3 metres to the east.
- v) The stable/staff building has been rotated approximately 20° clockwise in order to facilitate vehicular turning to the farmhouse and equestrian unit.
- vi) The access arrangements have been modified to separate the stable and holiday cottage traffic from the new residential plots given that the stables need to be serviced by HGV's in the form of large horse boxes for jumping and eventing and the advantage of a dedicated access facility is self evident.

This Design and Access Statement assumes a working knowledge of previous statements and also notes that there have been no significant planning policy changes to affect consideration of this proposal since the date of the previous permission (August 2009).

2.00 Site history:

The recent planning history for this site comprises the following:

FN/59/01 Outline application for redevelopment of redundant racing stables with 5 No. detached dwellings – WITHDRAWN 12/12/01.

FN39/02 Outline application for redevelopment of redundant racing stables with 5 No. detached dwellings – WITHDRAWN 11/12/02.

FN/14/03 Demolition of 6 No. bedroom detached dwelling and 1,605m² of commercial buildings and the erection of 4 No. detached dwellings – REFUSED planning permission 10/09/03.

FN/74/03 Change of Use for the conversion of former stables and storage buildings to B1 business use and B8 storage use – REFUSED permission 27/01/04.

FN/74/04 Demolition of 6 No. bed detached dwellings and 1,605m² of commercial buildings and erection of 4 No. detached dwellings – REFUSED permission 11/05/05 and dismissed at appeal (ref: APP/C3810/A/05/1182625 July 2006).

FN/37/09 Regeneration of dilapidated stableyard and associated buildings comprising replacement dwelling with ancillary stableyard and storage barn, 3 No. holiday cottages, 2 No. residential dwellings - PERMITTED 12/08/09.

FN/83/10 Regeneration of dilapidated stableyard and associated buildings comprising 3 No. holiday cottages and new residential dwelling together with replacement dwelling and ancillary stableyard and storage barn as previously permitted under reference FN/37/09 in lieu of 2 No. detached dwellings and to include revised vehicular access arrangements to provide separate access to serve stables. Refused permission 11/3/11.

3.00 Assessment of this proposal against the previously approved scheme:

It is clear from the planning history and the special consideration, this site has merited as a result of its sensitive character where redevelopment may be interpreted as a departure from adopted Local Plan Policy that any variation from the previous carefully considered scheme needs to be subject to further careful consideration, we have therefore developed the submitted proposal with the benefit of both pre-application meetings and further written consultation with the Development Control Office. The preference clearly stated by the Council has been to maintain a scheme closely related to that already permitted save for the amended access arrangements which have been broadly agreed as acceptable and indeed a potential improvement.

The principals for the revised proposal have been agreed as follows:

- a) There should be no overall increase in building footprint beyond that previously permitted.
- b) Care should be taken to preserve views through the site.
- c) No additional traffic should be generated as a result of the revised proposal.
- d) The scheme should retain the mix and scale of buildings broadly as permitted, utilising high quality local building materials and traditional methods in order to provide a low key architectural statement in this sensitive area.

- e) New buildings should aim to provide all necessary accommodation including ancillary storage, parking etc so as to ensure that no additional spread of buildings should be necessary in order to accommodate the needs of the likely future occupants.

As previously stated the differences between the schemes (consented and now proposed) are limited and therefore the majority of considerations which applied to FN/37/09 will still obtain.

In considering the previous approved scheme, the LPA allowed for the need to allow for an economically viable scheme to be developed in order to make the demolition of the existing buildings a realistic proposal. This point was recognised and supported by both Findon Parish Council and the South Downs Joint Committee.

This application aims to clearly separate the stables, farmhouse and holiday cottage's vehicular access from that to serve the single new dwelling. This is considered to be mutually beneficial within the overall scheme. As stated the revised access arrangements will not result in any additional traffic movements and will enhance the setting of the new dwelling as well as screen the principal access way from the open countryside and views to the east.

4.00 Planning policy:

The last case officer's report identified Pertinent Development Plan Policy as follows:

South East Plan SEP C3 – Areas of Outstanding Natural Beauty

SEP TSR2 – Rural Tourism

SEP TSR5 – Tourist accommodation

Arun District Local Plan – GEN 3 Protection of the Countryside; GEN 7 Form of New Development,
GEN 12 Parking in New Development; Area 9 and DEV 5 Horse Related
Development.

The following Policy Guidance was also identified:

PPS1 – Delivering Sustainable Development, PPS3 Housing, PPS7 Sustainable Development in Rural
Areas and Supplementary Policy Guidance XXX 3 Good Planning Practice Guide on Tourism.

The following is an extract from the Officer's report from Application Ref: FN/37/09 which stated:

"The above policies combined to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity."

Development Plan and/or legislative background. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states: *"if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Act, a determination must be made in accordance with the plan unless material considerations indicate otherwise"*.

The proposal is considered to comply with relevant Development Plan Policy in that it would have no materially adverse effect on either the Area of Outstanding Natural Beauty or the countryside in general. Other material considerations – it is considered that there are no other material considerations to warrant a decision otherwise and in accordance with the Development Plan and/or legislative background". It is considered that this application should be subject to the same policy assessment and because of the similar nature of the proposal the balance conclusion should also be as above.

The officer's conclusion stated the following *"the current application will provide a mix of residential and tourism, in the form of a replacement dwelling, 2 No. new dwellings and 3 No. holiday cottages. Both the replacement dwelling and the holiday cottages will have stabling on the plots. The proposal is in line with the quiet, informal recreation and rural diversification matters as outlined within the related policies"*.

The only significant difference to the above conclusion when applied to the subject application, is that there is only one larger holiday cottage instead of three. Since additional dwellings in this location would not ordinarily be supported, it would seem reasonable to assume that the reduction in the number of overall dwellings should be welcomed and supported.

5.00 Ecology:

It has previously been noted that the application site consists of a large area of built footprint together with extensive areas of concrete and other hard standings. Any existing ecology or bio-diversity is therefore necessarily severely limited. The 2009 application was accompanied by a bat survey. It was noted that no roosting sites were found.

It is considered good practice to carry out such surveys prior to demolition and development works and we would anticipate a further check in this regard (by condition if appropriate) should planning permission be granted.

It is considered that this site will offer enhanced opportunities for bio-diversity and to encourage future nesting and roosting species such as owls and bats. Additionally, there is enhanced scope for planting

indigenous trees and shrubs to provide visual screening to the site curtilage and enhanced habitat for wildlife.

On environmental matters, it is noted that the previous proposal volunteered to meet the requirements of the Code for Sustainable Homes Level 3 and this would appear to be a reasonable benchmark (although it is noted that no such requirement has been adopted by Arun District Council). In particular, the scheme should retain those features previously identified to provide reduced energy consumption together with a substantial proportion of renewably sourced energy, rainwater harvesting and measures to reduce water consumption, permeable surfaces as far as practicable in order to mitigate surface water run off (it should be noted that the significant reduction in areas of hard standing and building footprint will in itself make a significant contribution in this regard).

6.00 Access:

Being a new residential development the dwellings will be designed to fully comply with the access requirements of the Building Regulations (Approved Document M). The new dwellings will have fully accessible ground floors, level thresholds, no steps at ground floor level. Any changes in ground level will be catered for in the use of ramps to access the property and garden areas. The houses incorporate an accessible ground floor WC.

7.00 Conclusion:

This is clearly a sensitive site as reflected by recent planning history, however an extant permission for redevelopment has been granted and the particular merits of a mixed use scheme have been identified as appropriate for this location.

In planning terms there is no significant material difference between this scheme and that previously permitted. The features which lead to planning permission for FN/37/09 have all been retained. The proposed scheme involves no increase in building footprint, the sensitivity of the site has been respected and a broadly similar design approach retained. The segregation of vehicular access upon entering the site will be beneficial to occupants and be well screened from views from open countryside.