

Planning / Design and Access Statement

Proposal:

**Construction of agricultural barn with flexible light industrial
and storage use**

Site:

Wicks Farm, Ford Lane, Ford BN18 0DF

Client:

Mr A Langmead

Ref: PLAN 1179 / March 2019

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1. Introduction

- 1.1 This statement has been prepared on behalf of our client Mr Langmead, to accompany the planning application for the *Construction of agricultural barn with flexible light industrial and storage use*.
- 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;
 - Scale – details of the physical size of the proposed development;
 - Layout – the relationship of the proposed development to the site and its setting;
 - Appearance – details of materials, style and impact upon the existing and neighbouring properties;
 - 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 site comprises a part of Wicks Farm and is located to the north side of Ford Lane. The site accommodates a mix of uses, including a café, offices and commercial plant storage and workshops.
- 2.2 The site is made up of a number of converted agricultural buildings of various ages. The main buildings are visible from Ford Lane, with visitor parking provided forward of a flint wall with the metal clad elevations of former barns which have been converted to various commercial uses set behind the wall.

- 2.3 The eastern part of the site is occupied by ISS Facilities Services who store all their equipment associated with the management and maintenance of public open spaces and play facilities within Arun District. ISS occupy a number of buildings and make use of the hard-standing areas for external storage.
- 2.4 To the east of the site is Ford Lane industrial estate which has access from Ford Lane and extends to the north. The site is made up of a number of large commercial buildings, occupied by various light industrial and storage uses.
- 2.5 To the west of the site is the residential curtilage of Wicks Farm House. Beyond this property is a row of cottages and working farmyard with associated barns. To the north of these barns, planning permission has been granted for an anaerobic digestion plant.
- 2.6 To the south of Ford Lane, opposite the application site is South Yard, which includes a number of further commercial uses. Accordingly, whilst open countryside land surrounds the various commercial uses, the immediate locality has a commercial character and this will change further once the land beyond South Yard to the south is developed for housing, as allocated in both the adopted Local Plan and Neighbourhood Plan.

3. The Application Proposal

- 3.1 The application seeks permission for the construction of a mixed use building proposed for both agricultural purposes and for light industrial and storage. The building would be used for the storage of both agricultural machinery and general machinery for maintenance of the public open space and play equipment across Arun District.
- 3.2 The building would measure 60 metres in width x 12 metres in depth and would have an eaves height of 4.2 metres. The building would include 2 No. roller shutter doors on the west elevation to allow access for large vehicles to be stored in a secure building.
- 3.3 The buildings are to be used by ISS Facility Services, who occupy some of the existing buildings at Wick Farm. They specialise in Landscaping and have recently signed a 10 year contract with Arun District Council to maintain areas of land the council is responsible for. The company currently has 35 employees working over three shifts. As part of the proposed development, there are no plans to increase number of workers on site, it is required to meet current requirements.

- 3.4 The need for the new building is driven by the inadequate nature of some of the current buildings. In summary, the existing buildings are not secure enough for the storage of plant / equipment, lighting is inadequate and the workshop area is too small to service the existing business requirements. Ancillary offices are also in use, but these are currently provided in modular buildings and spread between multiple buildings. The purpose of the new building is to provide a usable space for the above business requirements, however, the existing buildings would continue to be used by ISS Facility Services.

Design Principles

- 3.5 The building has been design to take the form of an agricultural barn, with light face block work at low level, with profiled sheet cladding in green above and profiled steel roof in grey. This design approach has been taken to reflect the sites location and also to appear in-keeping with the surrounding buildings, which have an agricultural appearance, although not an agricultural use.
- 3.6 This approach is sought in order to provide a building that is fit for both agricultural and storage purposes, but also to function as part of this existing site.
- 3.7 For details of the proposed drainage design, please refer to the Flood Risk Assessment.

Layout, Scale and Massing

- 3.8 The proposed new unit has been designed to reflect the adjacent Ford Lane Industrial Estate and the converted agricultural buildings forming part of the application site. The proposed building is to be sited to the north of the main farm buildings at Wicks Farm on land used for outside storage of materials. It is to be sited adjacent to the tree belt running north – south along the eastern boundary of the site. The building would face outwards on to the existing yard area to provide access to the proposed full height roller shutter access in to the site. The building would also include an open, covered storage area to the southern end of the building.

Landscaping

- 3.9 The site would retain existing soft landscaping to the east of the site, with an established landscaped bund to the north and west of the site. A section of the bund would be reduced in width to the north of the site to accommodate the proposed building.

Access

- 3.10 The site is to be accessed via the existing point of access onto Ford Lane. No changes are proposed to the existing point of access.

4. Planning History

- 4.1 The application site has been subject to a number of planning applications, which are listed below.

Reference	Site address	Proposal	Decision
F/5/19/PL	Wicks Farm, South Yard B Ford Lane Ford BN18 0DF	Single span warehouse of 450 sq m adjacent to the existing warehouses of 900 sq m.	Undecided
F/30/18/PL	Wicks Farm Ford Lane Ford BN18 0DF	3 No. multispans polytunnels	Undecided
F/24/18/AG	Wicks Farm, Office 1 Ford Lane Ford BN18 0DF	Prior notification for agriculture-steel portal framed agricultural building to be used for the storage of fresh produce.	No Objection
F/8/18/PL	Unit B, Rudford Industrial Estate Ford Lane Ford BN18 0DF	Erection of a building to form 3No. smaller units to provide B1 and/or B8 flexible use floorspace	Approve Conditionally
F/4/18/PL	Land to the South of Ford Lane Ford BN18 0DF	Salt storage building, office building, parking & turning area & open storage areas for highways maintenance depot -	Approve Conditionally
F/12/17/NMA	Wicks Farm Ford Lane Ford BN18 0DF	Application for Non-Material Amendment following a grant of planning permission F/20/16/PL relating to the revised 2No. W/C approved into 1No. accessible W/C & addition of single leaf door to the rear of the office on the North elevation	Approve

Reference	Site address	Proposal	Decision
F/20/16/PL	Tea & Coffee Shop Wicks Farm House Ford Lane Ford BN18 0DF	Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe, Office, toilets & include small extension (B1 Business / A3 Restaurant & Cafe)	Approve Conditionally
F/4/16/PL	Wicks Farmhouse Ford Lane Arundel BN18 0DF	Change of use from office/storage to mixed business use (B1 Business).	Approve Conditionally
F/21/11/	Wicks Farm Ford Lane Ford BN18 0DF	New glasshouse north of farmyard & farm cottages	Approve Conditionally

5. **Planning Policy and Guidance**

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 The revised NPPF (February 2018) states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The Framework seeks to ensure that planning applications are determined in accordance with the development plan.
- 5.3 Paragraph 10 states that in order for sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.
- 5.4 Paragraph 11 (replaces former paragraph 14) sets out that for decision-taking this 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 protect 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.
- 5.5 Footnote 6 to criteria d. i. listed above now provides an exhaustive list of restrictive policies, under which the presumption in favour would not apply.
- 5.6 Paragraph 12 goes on to confirm that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 Paragraph 91 'Promoting healthy and safe communities' confirms that planning decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and
 - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 5.9 Paragraph 117 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.10 Section 12 of the revised framework sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.
- 5.11 Specifically, this section of the NPPF sets out that planning decisions should 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) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Plan Policy

- 5.12 Local Plan policy is contained within the newly adopted Arun District Local Plan 2011-2031 and the emerging Ford Neighbourhood Plan 2015 - 2030.

Arun District Local Plan

- 5.13 It is considered that the most relevant policy in the determination of this application are Policies EMP SP1 and EMP DM1, which confirms that the Council, with partners, will promote the sustainable growth of the District's economy by supporting the provision of a flexible supply of land to meet the varying needs of different economic sectors. Sufficient employment sites and premises will be safeguarded in order to meet the needs of the economy in Arun to 2031 to support job creation, the needs of modern business and the attractiveness of the District as a business location.
- 5.14 Policy EMP DM1 confirms that in order to promote entrepreneurialism and job security, the Council will seek to protect and enhance existing employment sites and premises in order to maintain a supply of good quality commercial sites and premises to meet the needs of businesses and the local economy.

Ford Neighbourhood Plan

- 5.15 The emerging Ford Neighbourhood Plan carries significant weight in the decision making progress, given that it has been approved at referendum late 2018, but is yet to be 'Made' by the District Council. This states the following with regard to employment in the Parish:

The Parish has 128 businesses delivering a range of industries sited throughout the parish most are SME's. The majority of economically active residents are full time employees with a larger than average proportion of residents either self-employed (8.3% v 9.8% national average) or working from home (1.7% v 3.5% national average).

There are a large number of employment sites including a recycling plant, sewerage works, several general and light industrial employment sites and a proposed waste incinerator site.

- 5.16 The Plan also seeks to provide policies that enhance employment opportunities. Policy EE1 specifically states that development proposals to upgrade or extend existing employment buildings will be supported unless the proposal would cause unacceptable harm to the amenities of surrounding properties, landscape, wildlife and cultural heritage.

6. Planning Assessment

- 6.1 The assessment of the application is made in line with the newly adopted Local Plan and the emerging Neighbourhood Plan, both of which are considered to support the proposed development for the reasons discussed below.
- 6.2 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development (paragraph 11). For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.
- 6.3 Policy EMP DM1 confirms that the Council will seek to protect and enhance existing employment sites and premises in order to maintain a supply of good quality commercial sites and premises to meet the needs of businesses and the local economy. The Council will promote and support positive measures to upgrade existing employment areas through:
- a. Supporting appropriate proposals for development/re-development of employment floorspace, upgrading or modernisation of existing premises and/or proposals which make more efficient use of under-used employment sites and premises; and
 - b. Working with landowners and developers to achieve better management of employment areas, including measures which increase sustainability and reduce crime

Principle of Development

- 6.4 The site is located within the countryside; however, it does form a part of the curtilage of existing commercial premises and would comprise an extension of the existing commercial site. The Local Plan Policies and the emerging Neighbouring Planning Policies support the principle of enhancing and extending existing employment sites, subject to the amenities of surrounding properties, landscape, wildlife and cultural heritage being protected.
- 6.5 Whilst it is accepted that the site forms countryside land, it is considered that the principle of development would be acceptable, in line with Neighbourhood Plan policy 'EE1 – Support for Business' and Local Plan policy 'EMP DM1'.

Sustainability

- 6.6 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. The location of the development is driven by availability of land within the curtilage of existing commercial premises, which is unconstrained, with the exception of the trees on the site boundary.
- 6.7 Economically, whilst only of a small scale, the construction of the proposed buildings would have a positive economic benefit, together with safeguarding of the existing jobs at the site and those which the business supports in the wider community.

Design and Layout

- 6.8 The proposed building is designed to a high standard and would be finished to reflect the rural appearance of nearby buildings as well as the buildings within the adjacent industrial estate. The building will be finished in a material that is appropriate for the local context.
- 6.9 The proposed site layout would not be altered significantly as the proposed building would be sited on storage areas to the north of the existing buildings. The main physical change would be the removal of part of the bund forming the northern boundary of the site. However, the majority of this bund would be retained and this would largely screen the site from wider views, particularly those from train passengers to the north.

- 6.10 A row of fastigiated trees would be removed from the site, which currently forms a break between outside storage areas associated with the use of the site by ISS Facilities Services. With the removal of these trees, the usability of the site would be significantly improved for the manoeuvring of vehicles. This will ensure appropriate access to the proposed new building and increase the usability of the sites curtilage.
- 6.11 Accordingly, the proposals are considered to be compliant with the requirements of policies D DM1 and D DM2 of the Local Plan.

Neighbour amenity

- 6.12 The proposed building is to be sited and designed so as to protect the amenity of all adjoining uses. The proposed building would be positioned to the north of the existing buildings at Wicks Farm and west of the Ford Lane Industrial Estate. There are a number of residential properties to the south and west of the site; however, these are separated from the application site by intervening commercial buildings.
- 6.13 Given the nature of surrounding uses and proximity from residential properties, it is considered that the use of the proposed building for agricultural and storage uses would be compatible with those existing and would therefore be acceptable.

Access

- 6.14 Paragraph 108 of the NPPF states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users; and
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 6.15 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.16 Paragraph 111 confirms that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 6.17 The applicant has confirmed that the number of vehicle movements will not alter as a result of the construction of the new building. It is confirmed that circa 20 vehicles movements are seen per day. These vehicles are not based at site but comprise visitors, spread across the day. 4 vehicles are based on site that can travel on the public highway and there would be no increase to this as a result of the construction of the proposed building, once operational.
- 6.18 Access would remain as existing, therefore the proposed development is not considered to have an impact on the operation or safety of the local road network and therefore the proposal is considered to be acceptable from a highway perspective.

Flood Risk and Surface Water Drainage

- 6.19 Local Plan Policy W DM3 states that to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. The policy goes on to confirm that proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design.
- 6.20 The application is supported by a Flood Risk Assessment (FRA) prepared by the Civil Engineering Partnership. This confirms that the site is located in Flood Zones 1, 2 and 3 and the type of development proposed is classified as less vulnerable and suitable in such locations.

- 6.21 Given the flood risk constraints on site, it is proposed that the new building's floor level is set at a minimum of 3.41m AOD, providing a 300mm of freeboard above the modelled 100 year defended fluvial flood level including allowance for climate change.
- 6.22 The FRA also confirms that the proposed building could also be affected by future tidal flooding. The highest predicted future 2110, 1:200 year tidal flood level is 1.2m higher than existing ground level and will be 1.1m higher than the proposed finished floor level.
- 6.23 Mitigation in the form of temporary measures such as flood resistance products e.g. door flood guards, flexible free-standing barriers or frame barriers will be installed to protect the property and provide flood against the modelled future 2110 1:200 year tidal flood level.
- 6.24 Surface water runoff generated by the proposed development can be attenuated onsite for all rainfall events up to the 1:100 year event including an allowance for climate change and foul drainage will be discharged into the existing onsite foul drainage system.
- 6.25 In terms of flood risk planning, the proposed development is suitable for its location and the level of flood risk is appropriate for the type of development proposed. Subject to the recommendations in the FRA, the proposal would comply with Policy W DM3 of the Local Plan and will ensure that flood risk is not increased on or off site as a result of the proposed development.

Ecology

- 6.26 Arun Local Plan 2011-2031 policy ENV DM5 states that:

"Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement."

- 6.27 Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.
- 6.28 The application site comprises an open storage area which will accommodate the proposed building. It is not considered that the proposal will have any impact upon existing habitats or species and therefore site specific surveys have not been undertaken. Given the likely absence of protected species within or around the site, it is considered that the proposal would comply with policy ENV DM5 of the Local Plan.

Impact on Trees

- 6.29 The proposed development would result in the removal of 10no. trees to provide access to the proposed building. They currently form a narrow line of trees dissecting the site, although they do not form a significant landscape feature and their removal would not therefore result in harm to the wider rural landscape.
- 6.30 A belt of trees are also positioned to the east boundary of the site, however, from initial discussions with an Arborist, the proposed building would not impact upon the root protection areas of these trees. Therefore, it is not considered that an Arboricultural Implications Assessment is required to support the application.

7. Conclusion

- 7.1 Planning permission is sought for the construction of an agricultural barn, which would include a flexible light industrial and storage use. The building is being constructed to accommodate the requirements of an existing business operating from the site, namely ISS Facilities Services. ISS Facilities Services specialise in Landscaping and have recently signed a 10 year contract with Arun District Council to maintain areas of land the council is responsible for.
- 7.2 Whilst the site is located within the Countryside, it is considered that the principle of development should be supported, in line with policies in both the Local Plan and Neighbourhood Plan. Policies contained in both documents support the

principle of enhancing the existing employment stock. Additionally, the proposed occupier provides an important service within the District and the maintenance of open space is important to ensuring a good quality of life for the residents of Arun District. Therefore, the principle of development should be supported.

- 7.3 It is considered that the proposed design is entirely appropriate for the sites context and from wider views the building would be seen in the context of the farm buildings at Wicks Farm, all of which are in commercial use, and the adjacent Ford Lane Industrial Estate.
- 7.4 The additional building would not result in a greater number of employees on-site, nor would it result in a greater number of visitors to and from the site. It would provide a high quality building from which the existing occupier can work from and ensure the delivery of services to maintain open spaces within Arun District.
- 7.5 It is noted that the site is located partly within Flood Zones 1, 2 and 3 and therefore the application is supported by a detailed Flood Risk Assessment. This confirms that the use of the building would be appropriate for the location and appropriately protected during a flooding event. Additionally, the construction of the building is not considered to give rise to flood risk on or off site. As such, the Flood Risk Assessment confirms that the proposed development would be acceptable in this regard.
- 7.6 In light of the above assessment, it is requested that the development be supported in order to support an existing business within the District, which provides maintenance services for the Councils public open space and play areas.