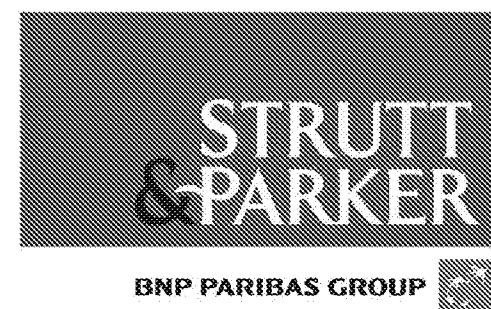


DESIGN & ACCESS STATEMENT

JULY 2021



Change of use of existing buildings to light industrial use (Class E(g)) and storage and distribution (Class B8)

Guernsey Farm, Yapton Road, Middleton-on-Sea, Bognor Regis PO22 6DY

Prepared on behalf of West Sussex County Council (WSCC)

Contents	
Introduction	3
Site and Surroundings	4
Site Description	5
Sustainability	6
Principle	7
Scale and Use	8
Amount and Layout	9
Access and Materials	10

Site Name:	Guernsey Farm, Yapton Road, Middleton-on-Sea, Bognor Regis PO22 6DY
Client Name:	West Sussex County Council (WSCC)
Type of Report:	Design and Access Statement
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Date:	July 2021

Drawings				
Number	Title	Scale	Size	Revision
01	SITE LOCATION PLAN	1:1250	A3	
2056-P01	BLOCK PLAN	1:500	A3	
2056-P02	EXISTING GROUND PLAN	1:100	A2	
2056-P03	EXISTING ROOF PLAN	1:100	A2	
2056-P05	EXISTING ELEVATIONS 1	1:100	A3	
2056-P06	EXISTING ELEVATIONS 2	1:100	A3	
2056-P07	EXISTING ELEVATIONS 3	1:100	A3	
2056-P04	EXISTING ELEVATIONS 4	1:100	A3	
2056-P08	PROPOSED GROUND PLAN	1:100	A2	
2056-P09	PROPOSED ROOF PLAN	1:100	A2	
2056-P10	PROPOSED ELEVATIONS 1	1:100	A3	
2056-P11	PROPOSED ELEVATIONS 2	1:100	A3	
2056-P12	PROPOSED ELEVATIONS 3	1:100	A3	
2056-P13	PROPOSED ELEVATIONS 4	1:100	A3	
Supporting Information				
Application Form– Strutt and Parker; Covering Letter– Strutt and Parker; Validation Checklist– Strutt and Parker; Biodiversity Checklist– Strutt and Parker; Planning Statement– Strutt and Parker; Historic Environment Record (HER)- WSCC; Preliminary Ecological Appraisal– Lizard Landscape Design and Ecology; Transport Statement– RGP Transport Planning and Infrastructure Design Consultants; and Structural Survey– Archibald Shaw consulting Civil and Structural Engineers.				

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Introduction

Strutt and Parker have been instructed by West Sussex County Council (WSCC) to submit an Application for the change of use of existing buildings to a light industrial (Class E(g)) and storage and distribution use (Class B8) (*“the proposed development”*) at Guernsey Farm, Yapton Road, Middleton-on-Sea, Bognor Regis PO22 6DY (*“the site”*).

A full set of drawings including a Site Location Plan, existing and proposed Block Plan, elevations and floorplans accompany this Application along with a Historic Environment Record (HER), Preliminary Ecological Appraisal, Transport Statement and Structural Survey.

This Design and Access Statement (DAS) should be read in conjunction with the separate Planning Statement (July 2021) which details the national and local planning policy context and Planning Assessment for the proposed development.

The proposal involves the conversion of the existing farm shop and 3no. agricultural buildings to light industrial and storage and distribution use. The total floorspace in E(g)/B8 use would be 863m².

This DAS will deal with the following matters:

- Sustainability;
- Scale;
- Use and Amount;
- Layout;
- Access; and
- Materials.

A259

B2132

Middleton-on-Sea



Image 1 - The application site in the context of Middleton-on-Sea. The site is denoted by the red star.

Site and Surroundings

The site is located within a strategic position to the north of the built-up area of Middleton-on-Sea and within the Middleton-on-Sea Parish. Access into the site is provided directly off Yapton Road (B2132) which runs in a north to south direction from Middleton-on-Sea to Gavatt's Lane (A259).

The road network directly to the north of the site comprises a committed “Main Road Network”. The A259 runs generally adjacent to the coast and links the urban areas of Littlehampton and Worthing to the east and Bognor Regis and Chichester to the west.

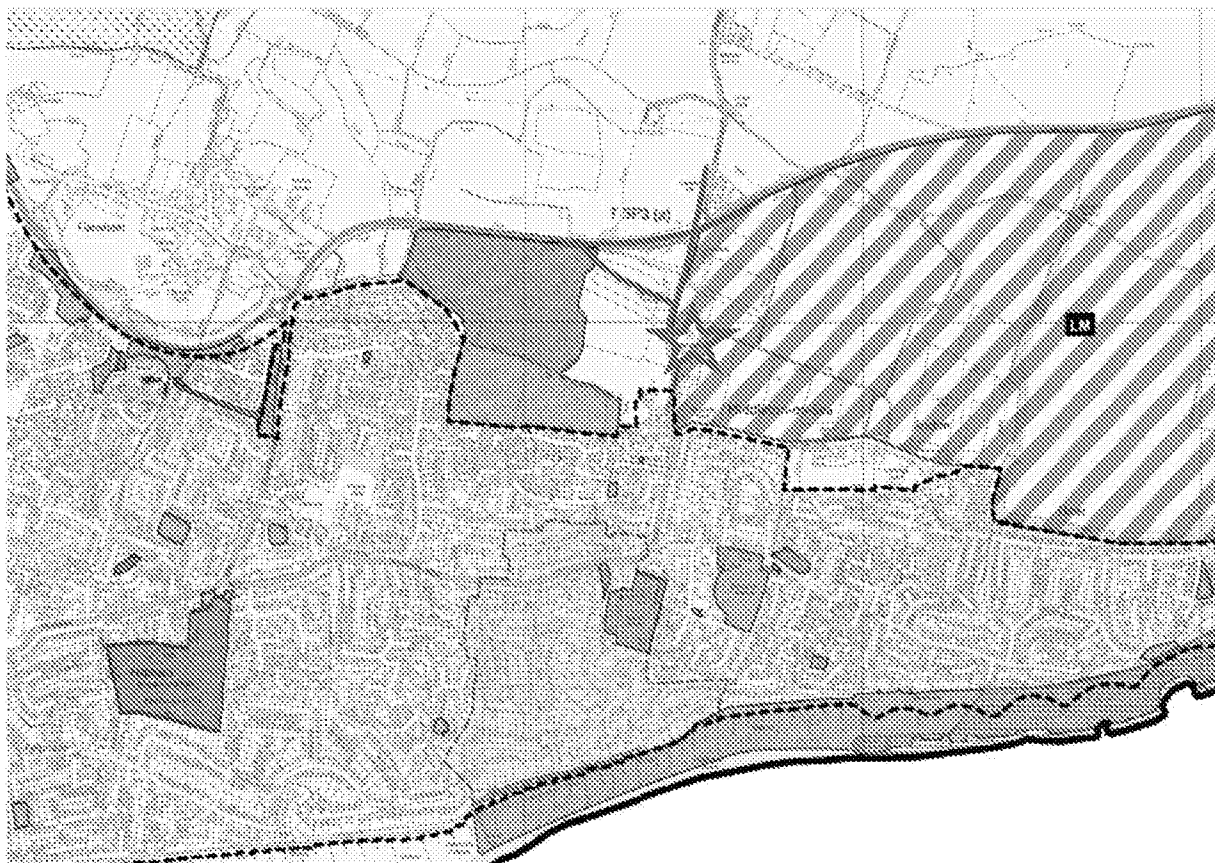


Image 2 - The application site in the wider planning policy context. The site is denoted by the red star, the green hashed area comprises the Gap Between Settlements. The red lines indicate the committed Main Road Network. The black dashed line denotes the built-up area of Middleton-on-Sea.

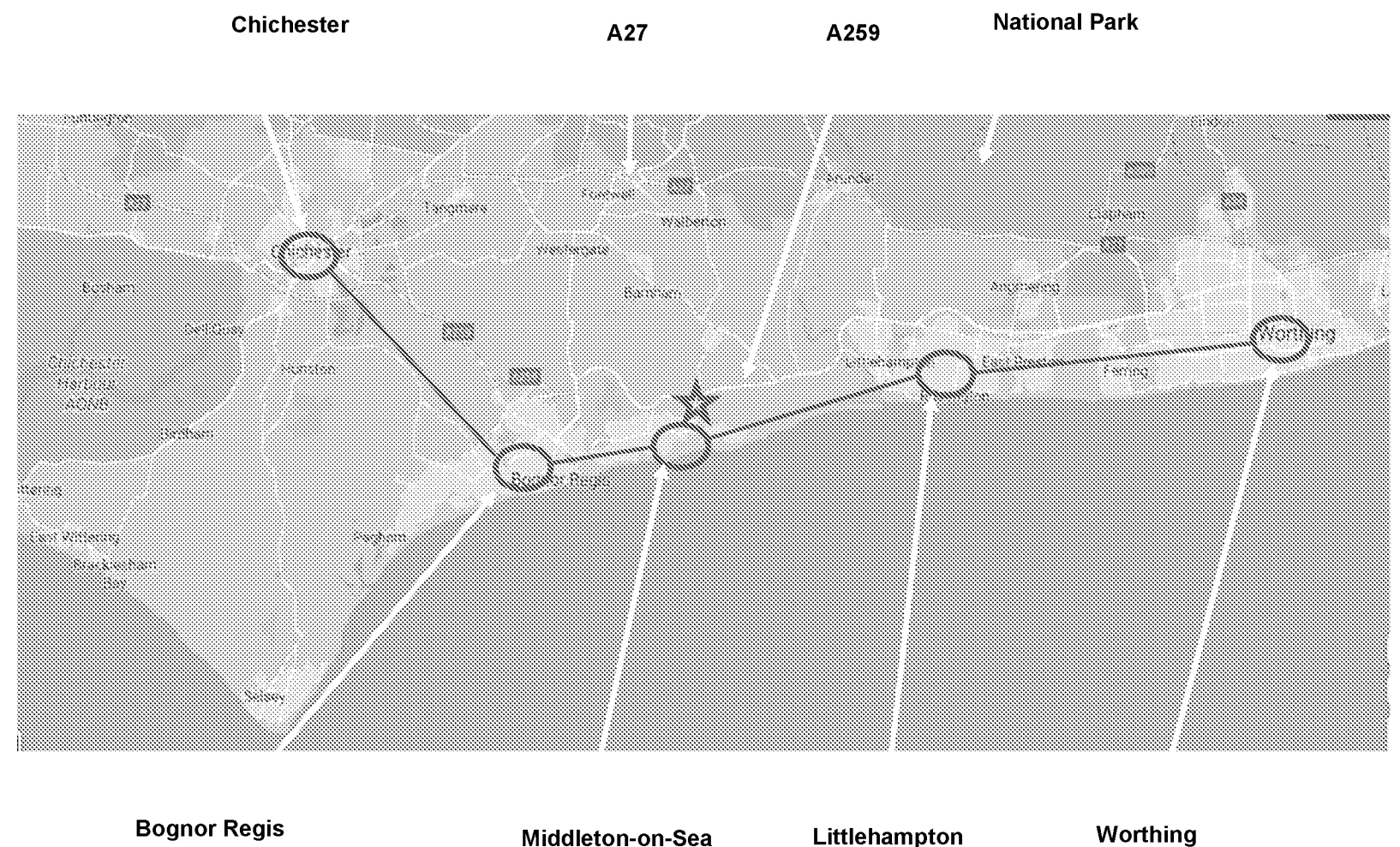


Image 3 - The site in the context of other settlements found within the wider locality.

In planning terms the site is located within a countryside location outside the defined “Built-Up-Area Boundaries” (BUAB) of Middleton-on-Sea. The site is within the Acton Archaeological Notification Area (ANA) and within an area designated as a “Gap Between Settlements” as defined by the Arun Local Plan 2011-2031.

The site is within Flood Zone 1 as designated by the Environment Agency. Flood Zone 1 is the lowest flood risk zone. There are no Listed Buildings or areas of Ancient Woodland within the vicinity of the site. The site is located a significant distance from the South Downs National Park which lies to the north. There are 2no. public rights of way within the wider vicinity of the site; one to the east, and the second to the south-west.

Site Description

The application site is approximately 0.57ha in area. The general arrangement of the site is such that a farm shop and 3no. agricultural buildings plus an open fronted building are located within the central part of the site. Areas of hardstanding are located within the western, northern and eastern parts of the site.

The existing vehicular access into the site off Yapton Road serves the site itself as well as the detached farmhouse located directly to the north. This farmhouse does not form part this Application.

The farm shop is single storey in form and of solid construction with a traditional appearance. External materials comprise facing flint stonework walls and a hipped slate tiled roof. The 3no. agricultural buildings and the open fronted building are of functional construction with external materials comprising blockwork, concrete and metal panelling walls and roof.

Existing farm shop

Existing 3no. agricultural buildings

Vehicular access onto Yapton Road (B2132)

Area of hardstanding

Yapton Road (B2132)



Area of hardstanding

Image 4 - The existing site layout.

Sustainability

Guernsey Farm is located approximately 130m (as the crow flies) to the north of the defined built-up Area of Middleton-on-Sea. A pavement provides safe pedestrian access to the centre of Middleton-on-Sea. The site is also approximately 220m (as the crow flies) to the south of the A259.

The A259 provides direct access to several south coast urban centres including Worthing and Littlehampton to the east, Bognor Regis to the west and Chichester to the north-west. The South Coast Cycle Network runs alongside the A259. The nearest bus stop is approximately 360m to the north of the site.

Facility	Distance from the application site
Grevatt's Lane (A259)	230m to the north of the application site
South Coast Cycle Network	260m to the north of the application site
Bus Stop (Comet Corner)	420m to the north of the application site
Middleton-on-Sea settlement boundary	130m to the south of the application site
Bognor Regis town centre	4.4km (as the crow flies) to the south-west of the application site
Bognor Regis train station	4.2km (as the crow flies) to the south-west of the application site
Barnham train station	3.6km (as the crow flies) to the north of the application site

Table 1 – The location of the site in proximity to various services, amenities and facilities within the wider locality.

Yapton Road (B2132)

Middleton-on-Sea Built-up Area



Image 5 – The site is well-connected to existing road, cycle and bus networks, and is in proximity to the defined built-up Area of Middleton-on-Sea.

Scale

This Application does not include any extensions or material alterations to the existing buildings. The existing scale of the site would therefore remain as it is currently. This is shown in the photographs below.

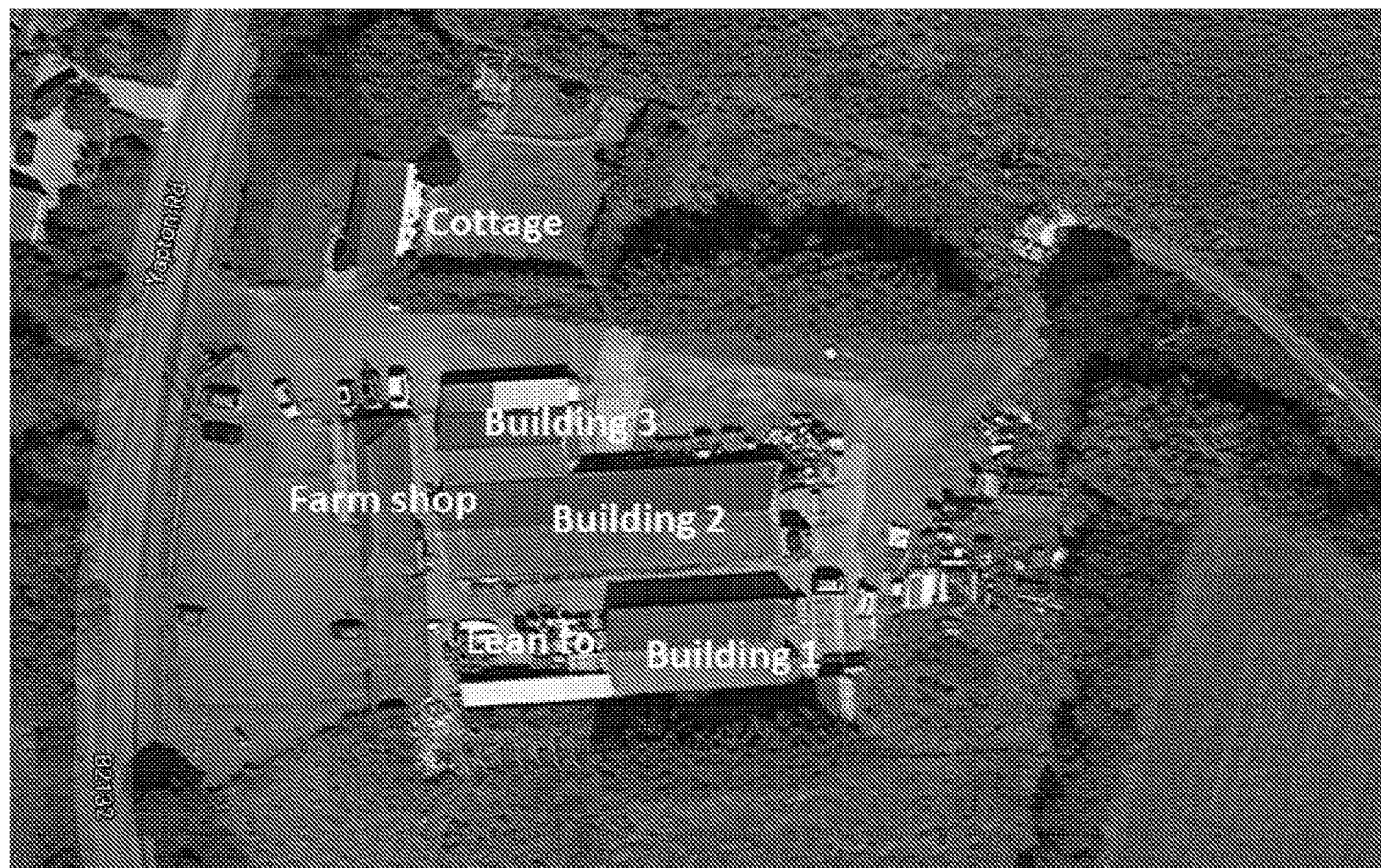


Image 6 – The existing farm shop building.



Image 7 – Buildings 1 and 2, taken from the east



Image 8 – Buildings 3 and 2 taken from the west



this Application.

Layout

The layout of the proposed development is informed and constrained by the siting of the existing farm shop, 3no. agricultural buildings and existing areas of hardstanding.

The proposed light industrial and storage and distribution use will be solely contained within the built form of the existing buildings with no requirement for additional built form to be proposed within this Application.

Access

The Transport Statement (20/5650/TS01) which accompanies this Application shows that the existing well established vehicular access onto Yapton Road has adequate visibility splays. This vehicular access does not need to be modified in any as part of the proposed development.

The proposed development is well located to minimise the need for travel by car and encourages the use of sustainable transport. A pavement provides pedestrianised access from the site to the built-up area of Middleton-on-Sea to the south of the site and the nearest bus stop to the north of the site provides public transport routes to the wider locality.



Image 10 – Looking north along Yapton Road from the vehicular access.

Use

In February 2020 the farm shop ceased trading. The agricultural buildings have since been let on short-term agricultural tenancy. In modern day standards, the farm is small and cannot sustain a farm business that would cover the costs of renting and maintaining the holding whilst delivering a meaningful income to a farm tenant.

An appropriate alternative use which would retain the existing buildings and make the most of the site's location adjacent to the highway network is for a relatively small-scale commercial (light industrial and storage and distribution) use.

Amount

The amount of development is considered appropriate given the site's location in proximity to the main road network and the built-up area of Middleton-on-Sea directly to the south of the site.

Parking requirements have been calculated using the *West Sussex County Council Guidance on Parking at New Development* (September 2020). The existing areas of hardstanding within the site will be retained, with these areas large enough to provide sufficient parking provision for the proposed use of the site. The acceptability of the proposal in terms of parking requirements is evidenced within the Transport Statement (20/5650/TS01) which accompanies

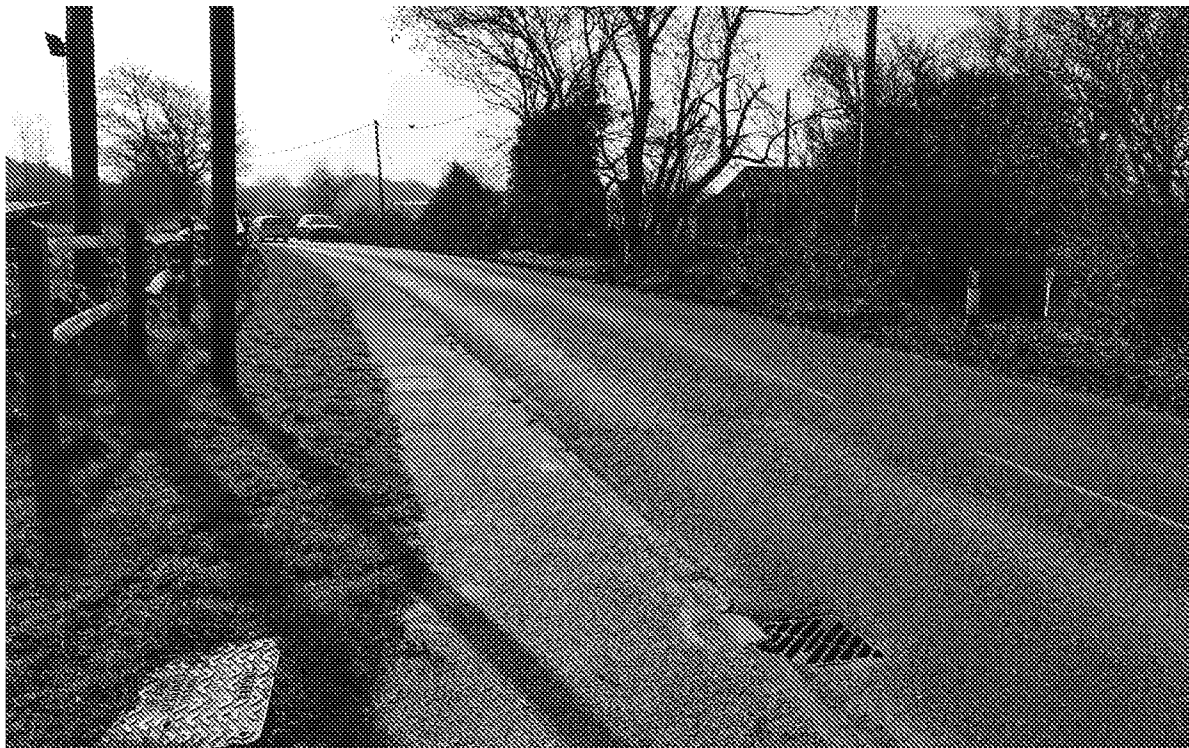


Image 11 – Looking south along Yapton Road from the vehicular access.



Image 12 – The existing vehicular access onto Yapton Road to be retained.

Materials

There are no alterations to the external materials proposed as part of this Application.

Summary

This Application proposes the change of use of the existing buildings to light industrial use (Class E(g)) and storage and distribution (Class B8).

The development proposal presents a policy-compliant scheme that has carefully considered the site's opportunities and constraints and results in an acceptable form of development.

The existing farm buildings are now of an age and design, that no longer suits modern agricultural machinery and farming practices. If the existing buildings were to be made suitable for modern day arable farming, this would require significant investment, which from a business case is unlikely to be supported.

The proposed development will make best use of currently under-utilised buildings and provides an opportunity for the sustainable growth and expansion of other existing businesses in the wider locality, and the existing buildings are structurally sound, capable of conversion and suitable for conversion to light industrial and storage and distribution use. As such the proposed development represents an acceptable form of development in principle.

Overall, there are no adverse impacts identified within the other material planning considerations that significantly and demonstrably outweigh the benefits of the development, and therefore the proposal should be approved in line with the relevant provisions of the NPPF, subject to the attachment of appropriate conditions which are considered relevant, reasonable, necessary, enforceable and precise.