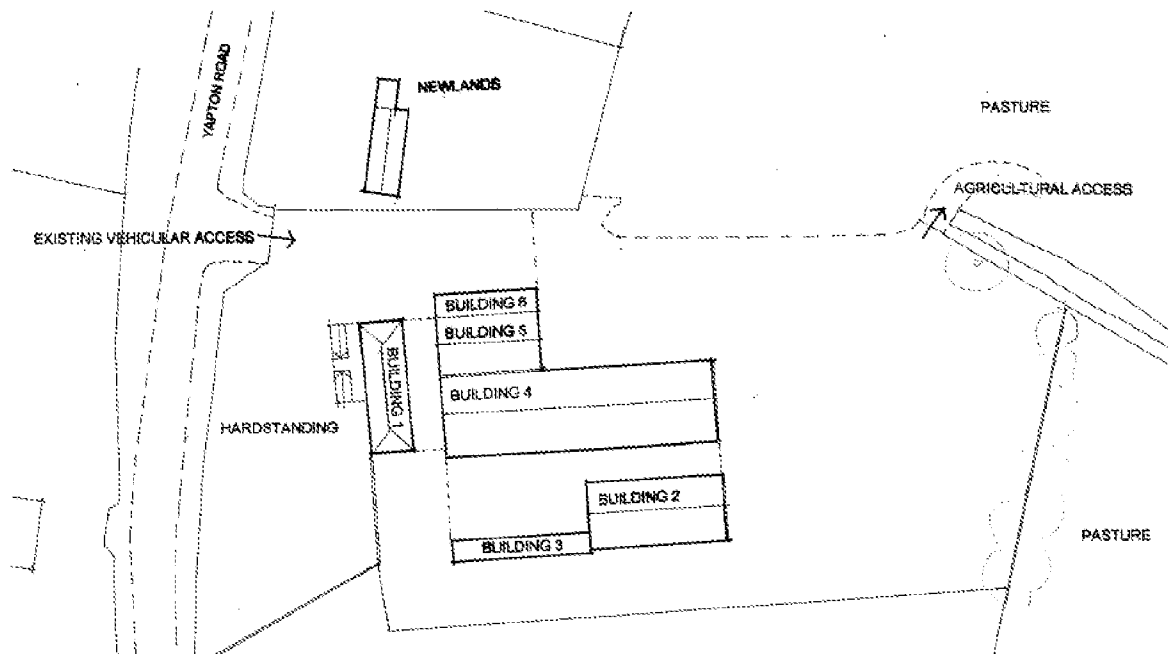




Planning Statement

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

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

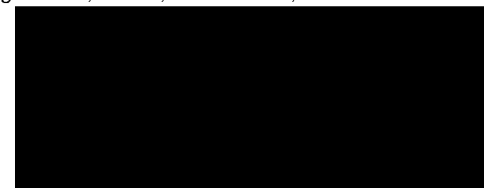
July 2021

Planning Statement

Site Name:		Guernsey Farm, Yapton Road, Middleton-on-Sea, Bognor Regis PO22 6DY
Client Name:		West Sussex County Council (WSSCC)
Type of Report:		Planning Statement
Prepared by:		Henry Wagstaff BA (Hons) MPLAN MRTPI Senior Planner
Approved by:		Paul Carnell BA (Hons) MA MRTPI Associate Director
Date:		8 th July 2021

COPYRIGHT © STRUTT & PARKER. This publication is the sole property of Strutt & Parker and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Strutt & Parker. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Strutt & Parker does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication.

Strutt & Parker, 201, High Street, Lewes, East Sussex, BN7 2NR



Planning Statement

Planning Statement

1. Introduction	4
2. Site Description	6
3. Planning History	7
4. Description of Development	8
5. Planning Policy Context	9
6. Planning Assessment	15
7. Conclusions	20

Appendix A- Photographs of the site

Planning Statement

1. Introduction

- 1.1 This Planning Statement accompanies a full planning application for the change of use of the existing buildings to 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”*). The application is made on behalf of our client, West Sussex County Council (WSCC).
- 1.2 This Planning Statement provides a description of the proposed development and the planning policy context before discussing each of the relevant material planning considerations that will be considered by Arun District Council during the determination of the Application.
- 1.3 This Planning Statement should be read in conjunction with the supporting documents which accompany the Application and referred to within the following table:

Document Title	Document Reference	Author
Application Form	PP-09217514	Strutt and Parker
Covering Letter	19/05/2021	Strutt and Parker
Validation Checklist	09/06/2016	Strutt and Parker
Planning Statement	July 2021	Strutt and Parker
Design and Access Statement	July 2021	Strutt and Parker
Historic Environment Record (HER)	2020-210	WSCC
Preliminary Ecological Appraisal	LLD2261 01	Lizard Landscape Design and Ecology
Biodiversity Checklist	11/05/16	Strutt and Parker
Transport Statement	20/5650/TS01	RGP- Transport Planning and Infrastructure Design Consultants
Structural Survey	PJW/31713	Archibald Shaw Consulting Civil and Structural Engineers

- 1.4 The list of drawings that accompany the Application are referred to in the following table:

Drawing Title	Drawing Reference	Scale
SITE LOCATION PLAN	01	1:1250 @ A4
BLOCK PLAN	2056-P01	1:500 @ A3
EXISTING GROUND PLAN	2056-P02	1:100 @ A2
EXISTING ROOF PLAN	2056-P03	1:100 @ A2
EXISTING ELEVATIONS 1	2056-P05	1:100 @ A3
EXISTING ELEVATIONS 2	2056-P06	1:100 @ A3
EXISTING ELEVATIONS 3	2056-P07	1:100 @ A3
EXISTING ELEVATIONS 4	2056-P04	1:100 @ A3
PROPOSED GROUND PLAN	2056-P08	1:100 @ A2
PROPOSED ROOF PLAN	2056-P09	1:100 @ A2
PROPOSED ELEVATIONS 1	2056-P10	1:100 @ A3
PROPOSED ELEVATIONS 2	2056-P11	1:100 @ A3

Planning Statement

PROPOSED ELEVATIONS 3	2056-P12	1:100 @ A3
PROPOSED ELEVATIONS 4	2056-P13	1:100 @ A3

2. Site Description

- 2.1 A farm shop and 3no. agricultural buildings plus an open fronted barn are located within the central part of the Application Site. An area of hardstanding used for vehicle parking is located within the western part of the site adjacent to Yapton Road. There are other areas of hardstanding found between the buildings and within the northern and eastern parts of the site.
- 2.2 The farm shop is single storey in form and of solid construction with a traditional appearance. External materials comprise facing flint stonework walls, brick quoins, and a hipped slate tiled roof. The 3no. agricultural buildings are of solid functional construction with external materials comprising blockwork, with concrete and metal panelling walls and roof.
- 2.3 A detached three-bedroom farmhouse (also owned by the applicant) sits outside the Application Site directly to the north. The dwelling is accessed via the same vehicular access that serves the rest of the site. The immediate locality comprises sporadic development formed of detached and semi-detached dwellings interspersed with agricultural fields.
- 2.4 The site is located outside the defined *"Built-Up Area Boundaries"* (BUAB) of Middleton-on-Sea, within the Acton Archaeological Notification Area (ANA) (DWS8767) and a *"Gap Between Settlements"* designation as defined by the Arun Local Plan 2011-2031.
- 2.5 The site is within Flood Zone 1 as designated by the Environment Agency. Flood Zone 1 is the lowest flood risk zone. There are 2no. public rights of way within the wider vicinity of the site; one to the east of the site and the second to the south-west. There are no Listed Buildings or areas of Ancient Woodland which effect the site.
- 2.6 Vehicular access is provided off Yapton Road (B2132) which runs in a south to north direction from Middleton-on-Sea to Grevatts Lane (A259). The A259 runs in an east to west direction between Worthing and Littlehampton to the east, and Middleton-on-Sea and Bognor Regis to the west. The existing road network directly to the north of the site comprises a committed *"Main Road Network"* as defined by the Arun Local Plan 2011-2031.
- 2.7 Photographs of the site are attached at Appendix A of this Planning Statement.

Planning Statement

3. Planning History

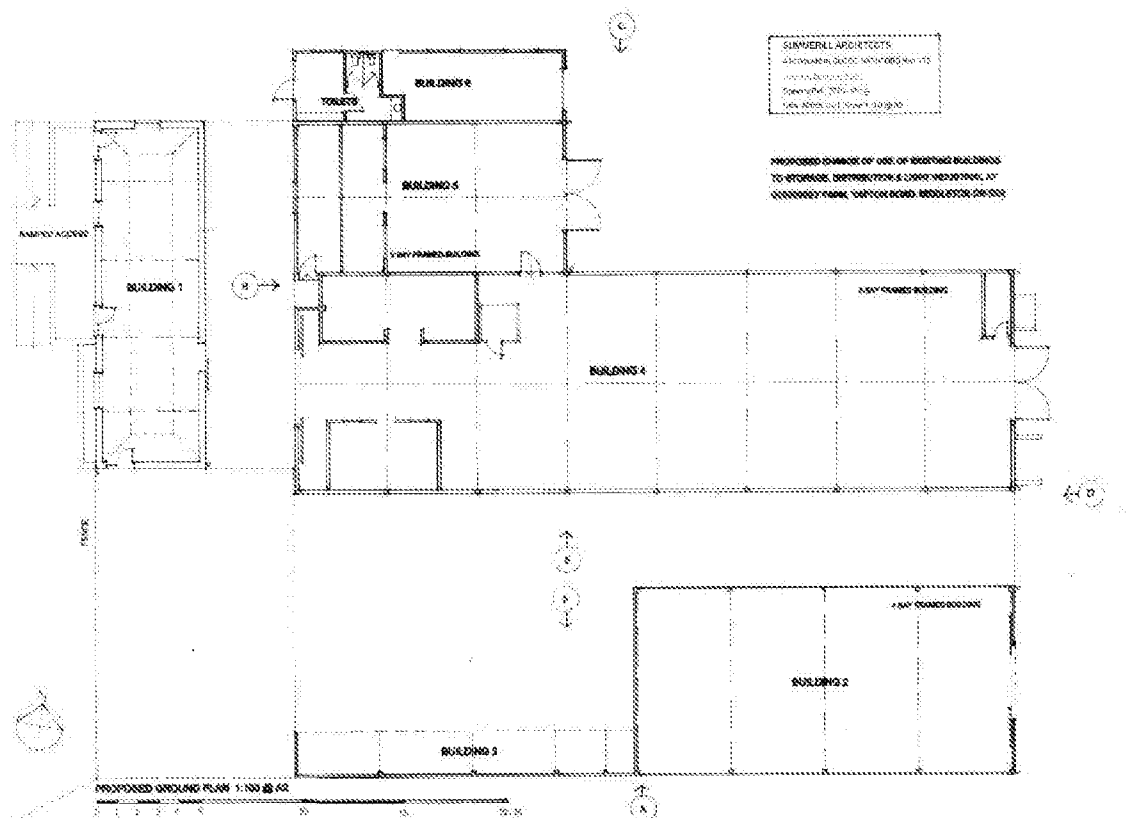
- 3.1 A planning history search reveals there are 2no. applications associated with the site, the details of which are referred to within the following table:

Application Reference	Description of Development	Decision	Date
M/14/93	Widening of existing access	Granted	23.04.1993
M/111/88	Change of use of premises to farm shop including use for the sale of produce not grown on the site	Granted subject to S106 Agreement	30.03.1989

- 3.2 The application for the change of use to a farm shop including use for the sale of produce not grown on the wider agricultural unit (M/111/88 refers) was granted planning permission by the Council in March 1989. This planning permission is subject to a condition that restricts the use of the farm shop to the benefit of a stated person only, and subject to a S106 Agreement.

4. Description of Development

- 4.1 Building 1 (as shown on the plans below) is the former farm shop and totals 117m². The agricultural buildings measure 746m². The application seeks permission to change the use of the total 863m² for a flexible mix of Class E(g) light industrial and Class B8 storage and distribution. The proposed conversion will not result in any external extensions or alterations to the fabric or built form of any of the existing buildings.



Proposed Ground Plan (2056-P08).

- 4.2 The existing vehicular access within the north-western part of the site will be retained as part of the development as will the areas of hardstanding adjacent to the existing buildings.
- 4.3 There is sufficient space within the hardstanding areas to provide parking in accordance with Arun standards. Further information on this is provided in the Transport Statement submitted in support of this application.

5. Planning Policy Context

- 5.1 This Section of the Planning Statement summarises the national and local policy context relevant to the determination of the Application.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where the Development Plan contains relevant policies, an application for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.3 The National Planning Policy Framework (NPPF) sets out the government's overarching planning policies for England and how these are expected to be applied.
- 5.4 The Arun Local Plan (2011 – 2031) comprises the Development Plan for Arun District.

National Planning Policy Framework (NPPF) – February 2019

- 5.5 Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration for planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Chapter 2- Achieving sustainable development

- 5.6 Paragraph 8 of the NPPF notes that there are three overarching objectives (economic, social, and environmental) which contribute to the delivery of sustainable development. They are considered independent and need to be pursued in mutually supportive ways.
- 5.7 Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable development and for decision-taking this means:
- *“Approving development proposals that accord with an up-to-date development plan without delay; or*
 - *Where there are no relevant development plan policies, of the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

Planning Statement

- 5.8 Prompt approval of applications that accord with the Development Plan (unless material considerations indicate otherwise) equates to applying the presumption.

Chapter 6- Building a strong, competitive economy

- 5.9 Paragraph 83 confirms that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- 5.10 Paragraph 84 states that “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements.” Furthermore, it notes that *“The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*

Chapter 9- Promoting sustainable transport

- 5.11 Paragraph 108 confirms that in assessing specific applications for development, it should be ensured that:
- *“Appropriate opportunities to promote sustainable transport modes can be, or have been taken up, given the type of development and its location;*
 - *Safe and suitable access to the site can be achieved for all users; and*
 - *Any significant impacts from the development on the transport network, or on highway safety, can be cost effectively mitigated to an acceptable degree.”*
- 5.12 Paragraph 109 confirms 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.

Chapter 11- Making effective use of land

- 5.13 Paragraph 118 acknowledges that planning policies and decisions should promote and support the development of under-utilised land and buildings.

Chapter 12- Achieving well-designed places

- 5.14 Paragraph 127 confirms that planning policies and decisions should ensure developments:
- *“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;*

Planning Statement

- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change; and*
- *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport network.”*

Chapter 15- Conserving and enhancing the natural environment

- 5.15 Paragraph 170 confirms that planning policies and decisions should contribute to and enhance the natural and local environment.

Chapter 16- conserving and enhancing the historic environment

- 5.16 Paragraph 187 refers to the Historic Environment Record (HER) and confirms that Local Planning Authorities should maintain or have access to a HER. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment, and predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Arun Local Plan 2011 – 2031 (2018)

- 5.17 The Council's approach to sustainable development is referred to within Policy SD SP1, which confirms the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF.
- 5.18 Policy SD SD1a refers to the Council's Strategic Approach, and confirms that the Council will seek to provide for the needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area.
- 5.19 The site is located within a “*Gap Between Settlements*” area as designated by Policy SD SP3, which confirms that the general open and undeveloped nature of the gaps between settlements will be protected to prevent coalescence and retained their separate identify. The policy states that development will only be permitted within these areas if:
- *“It would not undermine the physical and/or visual separation of settlements;*
 - *It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; and*
 - *It cannot be located elsewhere.”*

Planning Statement

- 5.20 Landscape character is referred to within Policy LAN DM1, which confirms that development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.
- 5.21 Policy EMP SP1 refers to Strategic Economic Growth and confirms the Council will seek to support sustainable employment opportunities in rural areas in order to help support job creation, provide for the needs of modern business, and support the economic development of the coastal market area. The policy also seeks the provision of appropriately scaled development where such uses compliment, and are compatible with, employment/commercial uses.
- 5.22 Employment Land is referred to within Policy EMP DM1 and includes criteria concerning the conversion of rural buildings outside the built-up area for industrial or business use. The policy states that proposals for conversion of buildings for industrial or business uses outside the built-up area will be permitted provided that:
- *“The building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension;*
 - *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;*
 - *The resultant building and ancillary areas are sympathetic to its setting in terms of form, bulk, and visual design;*
 - *The traffic to be generated by the new use can be safely accommodated by the site access and the local road system;*
 - *A Structural Survey may be required to demonstrate that the building is capable of conversion; and*
 - *Provision for accommodating protected species identified by survey will be incorporated into the scheme.”*
- 5.23 Employment and skills is referred to within Policy SKILLS SP1, and confirms the Council will encourage development proposals that raise skill levels and increase employability, and promote skills on employment sites.
- 5.24 Design is dealt with in Policy D SP1 which states:
- *“All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should*

Planning Statement

have been derived from: a thorough site analysis and context appraisal, adherence to objectives informing sustainable design' and the influence of these objectives have on the form of the development."

5.25 Policy D DM1 refers to aspects of form and design quality, and confirms the Council will have regard to the following aspects when considering any application for development:

- *"Character- Make the best possible use of the available land by reflecting of improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features;*
- *Appearance- Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area;*
- *Impact- Have minimal impact on users and occupiers of nearby property and land;*
- *Innovation- Raise standards of design;*
- *Adaptability- Buildings and places should be flexible to future adaptation, including the changing needs of occupants;*
- *Crime prevention;*
- *Trees and woodland- all new development will be expected to incorporate existing and new tree planting as an integral part of development proposals;*
- *Layout-movement;*
- *Layout- legibility;*
- *Density;*
- *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 substantial visual improvement; and*
- *Aspects of form and design quality- Development should also comply with the Arun District Council Design Guide."*

5.26 Transport and development is referred to within Policy T SP1 and confirms the Council will support proposals which incorporate appropriate levels of parking in line with WSCC guidance. Policy T DM1 states new development must be located *"within easy access of established public transport services"* and *"existing public transport and cycle networks"*. Further, it should *"make provision for cycling and pedestrian facilities"*.

5.27 Policy HER DM6 refers to sites of archaeological interest. It requires consultation with the HER to determine the likelihood of whether archaeology is present on the site. Development will be permitted provided it does not have an adverse impact on archaeological interest.

Planning Statement

- 5.28 Development and biodiversity is dealt with in Policy ENV DM5 and confirms that 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.

Arun District Design Guide SPD- January 2021

- 5.29 The Arun District Design Guide SPD was adopted in January 2021, and provides detailed guidance that seeks to raise design standards across the District, ensuring that only the highest quality development is delivered. It is a material consideration in the determination of planning applications.
- 5.30 Section N of the SDP seeks to ensure the re-use and adaptation of existing vacant building to secure their ongoing contribution to settlements.
- 5.31 Section Q of the SDP seeks to integrate rural development sensitively into its setting in order to respect the character of the District's countryside areas.

6. Planning Assessment

6.1 This Section of the Planning Statement discusses each of the relevant matters to be considered in the determination of this Application, provided under the following sub-headings:

- a) Principle of development;
- b) Effects on the character and appearance of the local landscape setting;
- c) Heritage impacts;
- d) Ecology impacts;
- e) Effects on residential amenity; and
- f) Highway impacts and parking provision.

a) Principle of development

Presumption in favour of sustainable development and acceptability of conversion of the existing buildings to light industrial (Class E(g)) and storage and distribution use (Class B8)

- 6.1 This Application proposes the conversion of the existing farm shop and 3no. agricultural buildings to light industrial and storage and distribution use.
- 6.2 Paragraph 118 of the NPPF confirms that decisions should promote and support the development of under-utilised land and buildings, Paragraph 83 supports this position stating that decisions should enable the sustainable growth and expansion of all types of business in rural areas, through the conversion of existing buildings.
- 6.3 At the local planning policy level, Policy SD SD1a of the Arun Local Plan confirms that the Council will seek to provide for the needs of modern business, increase the attractiveness of the District as a business location, and support the economic development of the coastal market area.
- 6.4 In February 2020 the farm shop ceased trading and has been vacant ever since. WSCC (the applicant) has let the other buildings subject to this application to a local farmer (who is not engaged farming the land at Guernsey Farm or the wider agricultural unit) under a short-term agricultural tenancy.
- 6.5 The agricultural land at Guernsey Farm is best suited to conventional arable farming. Its overall size is small by modern agricultural standards.
- 6.6 The existing agricultural buildings (and farm shop unit) subject to this application are now of an age, size and design that is not suited to the modern agricultural practices needed to successfully grow and store combinable crops.

Planning Statement

- 6.7 Significant investment would be needed to modernise the existing buildings to make them suitable for modern day arable farming. This would be unviable at Guernsey Farm given the limited returns possible from an arable farming business undertaken on a holding of this size.
- 6.8 If the agricultural unit were to be left as it is (buildings as existing and associated land), it could not sustain a viable farm business which could both cover the costs of renting and maintaining the holding whilst delivering a meaningful income to a tenant farmer.
- 6.9 Converting these buildings to light industrial and storage and distribution is an appropriate re-use of the Application Site.
- 6.10 It is located in close proximity (some 130m) to the defined built-up area of Middleton-on-Sea (to the south) with direct access onto the committed Main Road Network accessible to the north. This means it is well placed to attract business looking for units providing light industrial and/or storage and distribution uses. This would accord with Policy SKILLS SP1 of the Arun Local Plan which seeks to raise skill levels and increase employability within the immediate and wider locality.
- 6.11 Furthermore, the location of the proposed development will provide a sustainable employment opportunity that will support job creation, provide the needs for modern business and support the economic development of the coastal market area in accordance with Policy EMP SP1 of the Arun Local Plan.
- 6.12 The proposed development will make best use of currently under-utilised buildings. Additionally, given its location in proximity to Middleton and transport networks, it offers an opportunity for the sustainable growth and expansion of other existing businesses in the wider locality. This is in accordance with Paragraph 118 of the NPPF, Policy SD SD1a of the Arun Local Plan, and Section N of the Arun District Design Guide SPD.
- 6.13 A Structural Survey (PJW/31713) prepared by Archibald Shaw Consulting Civil and Structural Engineers is submitted in support of the Application. It confirms the existing farm shop and agricultural buildings are structurally sound, of permanent construction, and capable of conversion to light industrial and storage and distribution use without the need for rebuilding or significant alteration or extension. This accords with Policy EMP DM1 of the Arun District Local Plan.
- 6.14 The applicant is aware of public interest of the site and that Middleton-on-Sea Parish Council wish for the continued use of the site. This Application will bring the former farm shop and adjacent buildings back into use, securing their longer term retention and preventing the site from falling into a state of disrepair.

Planning Statement

Site Access and Accessibility

- 6.15 The visibility splays of the existing site access are suitable for the proposed use. No changes are therefore proposed to the existing access arrangements. Please see the RGP transport report for further details.
- 6.16 The site is very accessible to both private and public transport. The nearest bus stop is located 360m to the north of the site, which provides public transport routes to Littlehampton and Worthing to the east, Bognor Regis to the west, and Chichester to the north-west and beyond. A pavement runs directly adjacent Yapton Road which provides a pedestrian link between the site and Middleton-on-Sea itself.
- 6.17 Overall the proposed development represents a sustainable and acceptable form of development in principle. The existing buildings are structurally sound, capable and suitable for conversion to light industrial and storage and distribution use.

b) Effects on the character and appearance of the local landscape setting

- 6.18 Paragraph 127 of the NPPF confirms that development should function well and add to the overall quality of the area, be visually attractive, and be sympathetic to the local character and history, including the landscape setting.
- 6.19 At the local planning policy level, Policy LAN DM1 of the Arun Local Plan confirms that development should respect the particular characteristics and natural features of the relevant landscape character areas. This is reflected within Policy D SP1 of the Arun Local Plan which notes that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.
- 6.20 The Application does not propose any extension or alteration to the existing buildings. As noted, earlier in this report, the buildings are structurally sound and capable of conversion. The size and scale of the existing buildings are appropriate for the proposed change to small-scale business use, and this can be achieved without an undue impact to the character and appearance of the wider landscape setting.
- 6.21 The proposed Application therefore would therefore not offend Policies LAN DM1 or D SP1 of the Arun District Local Plan.

c) Heritage impacts

- 6.22 The HER (2020-210) confirms that the site lies within an Archaeological Notification Area (ANA) (DWS8767) which measures 36.29ha. The ANA describes the area as being very sensitive for archaeology with a Roman settlement site identified by features including “*palaeochannels*”. The HER confirms that no walkover studies or watching briefs have occurred at the site previously, with the nearest watching brief having occurred at Comets Corner to the north of the site.
- 6.23 The HER Data identifies Guernsey Farm as a historic farmstead dating back to the 19th century. The site was first identified as a historic farmstead through the “*Historic Farmsteads and Landscape Character in West Sussex*” project which aimed to represent all farmsteads shown on the Ordnance Survey mapping dated 1895. The existing farm shop at the site is referred to as “*New Barn*” within the HER Data, and both this building and the existing detached dwelling to the north of the site are described as a double sided loose courtyard farmstead, with the wider farmstead associated with the site having suffered significant loss (more than 50% alteration) over the years.
- 6.24 A review of historic mapping shows that in 1895 an additional wing was originally attached to the farm shop building and by 1933 a second wing had been erected along with the detached dwelling directly to the north of the site. Both wings have since been demolished.
- 6.25 Notwithstanding the ANA designation, given the proposed change of use will not result in any extensions or alterations to the built form of the existing buildings or any engineering operations, the development proposed in this Application would not adversely impact the archaeological interest of the site.

d) Ecology impacts

- 6.26 A Preliminary Ecological Appraisal (LLD2261 01) prepared by Lizard Landscape Design and Ecology is submitted in support of the Application. The report confirms that the plant species encountered on site were common and widespread with no rare or unusual species recorded, and the deciduous treelines adjacent to the site should be retained where possible.
- 6.27 The site offers the potential to support nesting birds, however the existing proposals are not anticipated to impact on potential nesting bird habitat. No evidence of barn owls nesting or roosting on the site were observed and the disused farm shop offers low bat roost potential.
- 6.28 No alterations to the buildings are proposed as part of this Application meaning no further survey work is required at this stage.

e) Effects on residential amenity

- 6.29 The proposed change of use of the buildings to a light industrial and storage and distribution use will not result in a significantly increased level of noise and disturbance when compared to the existing lawful retail and agricultural use of the site when fully operational.
- 6.30 The Application proposes no alteration to the existing layout or the form of the buildings. The proposed development will not therefore result in any detrimental impact in terms of loss of privacy, loss of light to any nearby residential amenities.

f) Highway impacts and parking provision

- 6.31 A Transport Statement (20/5650/TS01) prepared by RGP Transport Planning and Infrastructure Design Consultants has been prepared and supports this application. The Transport Statement concludes that:
- The site is located on the northern periphery of Middleton-on-Sea with good accessibility credentials including sustainable travel modes such as walking, cycling and rail;
 - The existing vehicular access arrangements are appropriate to serve the proposed development;
 - There is space within the existing site to accommodate the recommended 13no. car parking spaces and 8no. cycle parking spaces as specified within the West Sussex County Council Parking Standards;
 - The development proposals are likely to generate an additional 47no. two-way vehicle movements over the course of a typical day, which is considered minimal with no material impact on local highway conditions; and
 - It is likely that staff and business travel to and from the site would utilise the A259 dissipating vehicles away from the residents in Middleton-on-Sea.
- 6.32 The Transport Statement confirms the proposed development would not result in a significant impact on the surrounding highway network. The proposal accords with Policies T SP1 and T DM1 of the Arun Local Plan and the provisions of the NPPF.

7. Conclusions

- 7.1 This Application proposes the change of use of the existing buildings to light industrial (Class E(g)) and storage and distribution use (Class B8) at Guernsey Farm, Yapton Road, Middleton-on-Sea.
- 7.2 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 in principle.
- 7.3 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 is unlikely to be viable.
- 7.4 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. The existing buildings are structurally sound, capable and suitable for conversion to light industrial and storage and distribution use.
- 7.5 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.

Appendix A – Site Photographs



Photograph looking west towards the vehicular access onto Yapton Road.



Photograph looking south across the western part of the site.



Photograph looking east towards the farm shop.



Photograph looking south showing the existing area of hardstanding between the farm shop and Yapton Road.



Photograph looking south-east showing the existing agricultural buildings.



Photograph looking east along the northern boundary of the site.



Photograph looking east across the northern part of the site.



Photograph looking north-east towards the existing agricultural buildings.



Photograph looking south-east towards the existing open-fronted building.



Photograph taken within the eastern part of the site looking west towards the existing agricultural buildings.



Photograph taken within the north-eastern part of the site looking south-west towards the existing agricultural buildings.



Photograph looking south-west towards the existing farm shop.



Photograph taken from the vehicular access looking north along Yapton Road.



Photograph taken from the vehicular access looking south along Yapton Road.