



Artisan
Planning & Development Consultants

Proposed erection of a repurposed building for use as Class E(g)(iii) floorspace, access, parking, drainage and landscaping.

Land at Stoney Brook Farm,
Eastergate Lane, Walberton
BN18 OBA

Planning Statement Incorporating
Design & Access Statement

Prepared for New City Joinery Ltd.

December 2024

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1. Introduction & Planning Submission Checklist

Introduction

- 1.1 This application is for the erection of a repurposed building for use as Class E (g) (iii) floorspace together with access, parking, drainage and landscaping on a site at Stoney Brook Farm, Eastergate Lane, Walberton. It is a Full Application.
- 1.2 New City Joinery Ltd. (NCJ) is the applicant. The company is a small business founded 6 years ago and occupying existing premises at Stoney Brook Farm where it manufactures specialist joinery and bespoke kitchens for local, private clients who all tend to be located within a 30 mile radius of the site. The company intends to move the very short distance from its accommodation in an old blister hangar/shelter on Stoney brook Farm, to a new larger building better designed to accommodate its business and growth needs for the foreseeable future.

Planning Submission Checklist

- 1.3 This application comprises the following:

General

Application form
Application fee of £3468
CIL Form 1

Technical Reports

Planning Statement, Incorporating Design & Access (December 2024) by Artisan
Flood Risk Assessment and Drainage Strategy (A001-013) by MJ Engineering

by Dwight Ecology (December 2024)
BNG Baseline Map Commercial Building
BNG Proposed Map Commercial Building
Stoney Brook Farm Bat Survey Report (April 2024)
Stoney Brook Farm Commercial Building BNG Plan (Report)
Stoney Brook Farm Statutory Biodiversity Metric Calculation
Stoney Brook Farm Preliminary Ecology Report April 2024

Groundsure Contamination Report

Drawings

Patrick Allen Architects

4494 – 01C Site Location Plan and red line application site boundary (existing)
4494 – 02G Site Layout Plan : Proposed
4494 – 03 Building Elevations and Floorplan : Proposed

Land and Sculpture Design Partnership

LS2360-011 Arboricultural Impact Assessment

LS2360-012 Landscape Proposals

2. Background to the Proposed Development

- 2.1 New City Joinery Ltd. (NCJ) is the applicant. The company is a small business founded 6 years ago and occupying premises at Stoney Brook Farm where it manufactures specialist joinery and bespoke kitchens. It employs 2 people including the owner who lives on site.
- 2.2 The company intends to move the very short distance from its accommodation in an old blister hangar/shelter on Stoney Brook Farm to a new larger building better designed to accommodate its business and growth needs for the foreseeable future. Clients tend to be located within a 30 mile radius of the site and the majority come by recommendation.
- 2.3 The company manufactures specialist joinery and timber products including furniture and kitchens, transporting the finishing product for off-site for fitting and finishing.
- 2.4 Power tools are used within the building but none give rise to noise disturbance given the distance of the existing and proposed buildings from any domestic receptors. There have been zero noise complaints received by the business in the last 6 years since its foundation.
- 2.5 Fixed tools within the existing building are listed below with a noise reading (decibels) taken from 1m away from the machine followed by a reading taken 5m. away.
- | | |
|------------------------------------|-------|
| a) Panel saw, | 72-66 |
| b) Edge bander, | 75-72 |
| c) Thickness Planer, | 67-60 |
| d) Tool Dust extractor and another | 79-71 |
| e) Planer. | 73-72 |

These are all the fixed machines, everything else is a small hand tool / battery tools and hoovers.

- 2.6 Deliveries to the site are primarily timber and originate from Fareham, approximately 33 miles away from the site. Products are ordered online from a digital showroom thereby minimising movement.
- 2.7 Waste (dust) is collected via an enclosed system and burned in the solid fuel burner on site for heating the workshop floorspace. Waste wood (offcuts) are gathered in a storage facility on site or in the building and again used as fuel for heating. This use/heating is proposed to be relocated and reinstalled in the new building.
- 2.8 Otherwise, any waste on site is collected in a dedicated skip and commercial waste collection and disposal arranged but very infrequently.



Dust waste collection system inside the building

Planning History and Need

- 2.9 The present building on the Stoney Brook Farm site, occupied by NCJ, was granted a Class R consent in Nov. 2023. It offers approximately 148m² gross internal floorspace in a single rectangular format with a tapering restricted head height. Whilst it has served a useful purpose in order to get the business established, it is now woefully inadequate for the purpose and the business operator now has to rely upon adjacent farm buildings in which to store materials. The existing building is of basic construction of low quality and well beneath the contemporary standards expected of the modern workplace.



NCJ existing premises

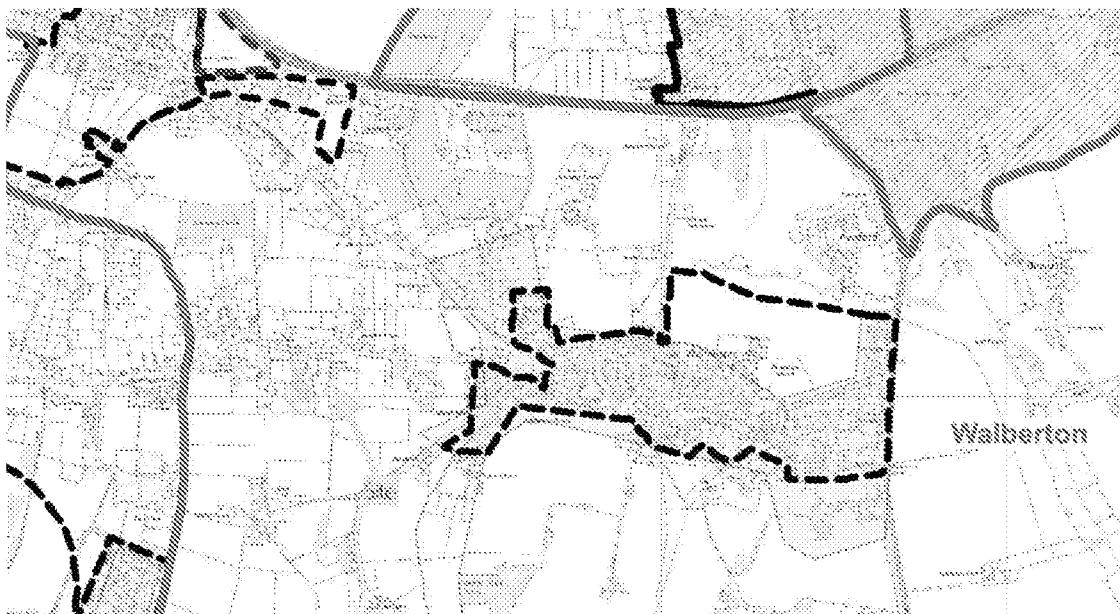
- 2.10 The NCJ business remains a small business employing just 2 people including the business owner but the business has now reached the stage where a move to better, larger premises is essential to achieve sustainable growth and wishes to leave behind the many inconveniences of its present accommodation such as lack of insulation, lack of secure storage, poor ergonomics with absence of a basic space for accommodating the finished product made difficult by the layout of the building where a central aisle needs to be kept clear for movement and is the only area where there is a manageable head height plus.
- 2.11 By contrast, the present location is ideal where the owner lives on site and a relocation to new premise a few metres away would be ideal with least disruption to business activity. The larger new premises would provide security to the business's outlook as well as modern, convenient, adaptable floorspace.
- 2.12 Although the business seeks to grow this will be all about quality and value of work rather than simply doubling production. Thus, in terms of deliveries to the site, this is made with a large vehicle delivery of timber 1x every 3 weeks, supplemented by smaller van deliveries up to 3x a week. Completed products are delivered to sites by the owner/operator by box trailer +van, approximately 1x a month.
- 2.13 It is anticipated that the business will take on another employee within the next 12 months which will grow the workforce on site to a total of 3.

3. Site Description, Context : Constraints and Opportunities

- 3.1 The purpose of this part of the Statement is to identify the context of the proposed development and to include an assessment of how the proposal accords and responds to constraints and opportunities.

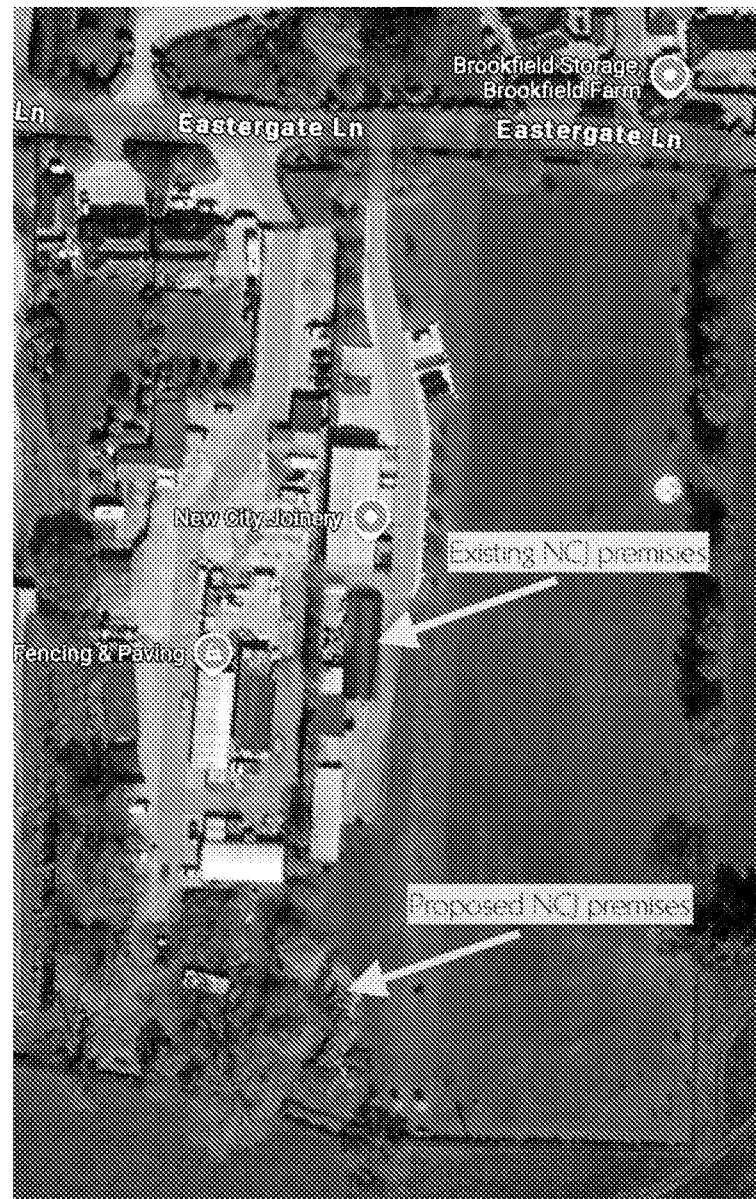
Site and Surroundings

- 3.2 Eastergate Lane connects the villages of Walberton and Fontwell. The lane is characterised by wide verges, hedge and tree frontages to the front of similar size and shaped regular plots of land in a variety of uses. These include commercial, residential, horticultural, agricultural and equestrian without there being one dominant use.



- 3.3 Generally speaking, the area is relatively flat, characterised by extensive frontage hedging to the public highway punctured by a significant number of vehicle access points. For the most part, buildings are usually set back from the public highway and discretely located behind trees and hedges
- 3.4 Stoney Brook Farm (SBF) is located outside of any settlement boundary in the countryside and comprises a landholding of rectangular shape of land which is mostly flat, with a slight fall from front to rear or north to south. There is a long frontage with the sole access to the Eastergate Lane to which there is a significant hedge/tree line frontage. There are both residential and commercial properties immediately adjacent and opposite, on the north side of the Lane.
- 3.5 The remainder SBF boundaries are also characterised by a combination of established trees and hedges which are of varying quality and amenity value either in their own right or in their contribution to the wider landscape.

- 3.6 The application site of 0.36 Ha., sits within the larger agricultural holding that is (SBF). The farm comprises a holding of approximately 3+ Ha with an extensive range of farm buildings some of which have been converted to a commercial or residential use.



- 3.7 Within SBF, there are a mix of single storey and two storey buildings and storage structures surrounded by hardstanding and a single access road (see as existing layout). Primarily, all existing built form, including buildings, circulation, parking and hardstanding areas, sit towards the western boundary of the site, immediately to the east (and backs of) of Brook View Nursery Commercial buildings. Vegetation, hedging and trees on site and to the application site within it, is limited to the SBF boundaries. There are some mature specimen trees which are off site in the adjacent nursery/commercial complex to the west. The existing layout of buildings, car parking spaces and mix of farming, residential and commercial uses, is similar to adjacent sites in that it gives the site a somewhat busy and active appearance which appears more urban than its surrounding but wider context.

- 3.8 To the rear of the application site (west), there is the approved commercial development of Brook View Nursery whilst to south and north are the extensive range of existing buildings of SBF. Beyond an established hedge boundary on its south side, are a series of large fields interspersed with hedgerows leading back to Barnham Lane and an associated cycle way and footpath. To the east are the remaining fields of SBF with a terminating boundary in the form of a hedge and tree line and agricultural land immediately beyond to the east, back towards Walberton village.
- 3.9 For the most part the application site sits adjacent and in the context of existing built form. This means that views of the application site are largely screened by either existing and/or proposed buildings or tree and hedge boundaries which provide reasonable screening. Thus, the site is set firmly within the context of other existing and proposed buildings and is largely obscured from the public view.
- 3.10 The applicant has considered key constraints that need to be addressed in order to bring the site forward for the proposed development. These are considered to be the following and each is considered in turn.
- Existing infrastructure
 - Surface Water drainage and Flooding
 - Ecology
 - Landscape impact
- 3.11 There is an underground 11Kv cable passing through the site from north to south which is shown on the 'as proposed' layout drawing. Its presence has a significant bearing on the layout design since nothing can be built over or within a 'sterile corridor' reserved for maintenance access.
- 3.12 Immediately to the south of the site but off site there is a chalk stream. Whilst this is off site, its presence gives rise to a riparian corridor which requires protection from development. Thus, a 12m deep 'no go' area for development is reserved and free from any specific proposals other than additional landscaping. The area can take additional landscaping but nothing in the way of built form. This feature too, is a significant impact and constraint upon any potential layout.
- 3.13 In terms of Ecology both the existing habitat position and that following development has been considered in the submitted Ecology Reports. The biodiversity net gain after development is substantial. There are no significant constraints on the development of the site which cannot be successfully addressed or mitigated.
- 3.14 In terms of flooding and a suitable surface water and drainage strategy, the submitted MJ Engineering report and drawings addresses the issue comprehensively. There are no issues.

- 3.15 In terms of the local landscape, the existing trees and hedges both on and off site have been assessed in the submitted arboricultural assessment by Land and Sculpture Design Partnership (LSDP).
- 3.16 Working in close cooperation with the surface water drainage engineer and the ecologist LSDP has devised a landscaping proposal which seeks to complement the biodiversity enhancement plan and to be a fundamental part of it whilst coexisting with the need for a functional drainage feature which is also 'designed in' to create the new landscape surrounding the new building.
- 3.17 The vast majority of trees existing on the site are retained and supplemented with new specimens to the southern boundary of the site as well as 21m of new hedge. These will help to break up any view of the new building from long distance locations in Barnham Lane. Views of the site from Barnham Lane are in any event limited, restricted by existing high hedgerows and where buildings are visible, they are glimpsed or are existing small areas of buildings on the adjacent nursery/business park. As such the new building will bring little if any change to the local landscape.

4. Proposed Development : Design & Access Statement

- 4.1 The purpose of this Design & Access Statement is to provide information on the current application proposals in terms of its design as well as the following key elements.

Use – the use or uses proposed for the development and any distinctive development zones within the site identified

Amount of Development – the amount of development proposed for each use

Indicative Layout – an indicative layout with separate development zones proposed within the site boundary where appropriate

Scale parameters – an indication of the upper and lower limits for height, width and length of each building within the site boundary

Design

- 4.2 The primary driver for the design of the proposed building for New City Joinery is to provide that relatively new business with accommodation in the form of floor space which will meet both its present and foreseeable needs.
- 4.3 In consideration of the various options with which to provide that new floor space, NCJ have acquired an existing building, now redundant for its previous commercial purpose (beyond the Arun district boundary). This is to be repurposed to serve NCJ. This provides the business with a perfect opportunity to provide new business floor space at a manageable project figure (£££) whilst at the same time being conscious of the environmental footprint of the works.
- 4.4 It is worth noting that the built environment contributes 40% of global CO2 emissions, 33% of global waste and nearly 50% of all extracted materials. Therefore, prioritising the reuse of existing buildings is the most efficient way of creating new floor space and reducing waste.
- 4.5 In completing the construction of their building, not only will the business be given the floorspace it needs with which to grow, but by refurbishing an old building, it will reduce its carbon emissions and waste by a substantial amount. That comprises sustainable development in accordance with any definition of the term at the national or local level.
- 4.6 The proposed building is of simple construction with a structural steel frame. It's external walls will be clad with a coloured, profiled and insulated, metal sheeting, used for its durable, low maintenance qualities as well as energy efficiency. These sheets will either be new with a choice of colour finish that is sensitive to the landscape setting and context or, painted the with the same objective. The roof will be covered in the same sheeting but will also incorporate surface mounted pv cell panels. Thus, the design will be both energy efficient and sustainable.

- 4.7 The proposed building and site would be a scale, form and appearance appropriate to its setting and context. Whilst there would be an increase in the built form of the site, this would hardly be visible in the immediate context of existing buildings within SBF which lie immediately adjacent as well as those to the rear in Brook View Nursery. The site layout is simple, straightforward and legible but will be cohesive and defined in its setting and there, not visually intrusive in the landscape.

Amount of Development and Use

- 4.8 The new building will have a gross internal floor space of 450 m² on a site of 0.36Ha. Such area measurement includes for a large part, the existing access road from the entrance to SBF off Eastergate Lane, leading to the site at the southern end of SBF.
- 4.9 The use of the building will be that of Class E(g)(iii) of the 2020 Use Classes Order (1987 updated) being an 'industrial process' or use, which can be carried out in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Access, circulation, turning and vehicle parking

- 4.10 The building will be served by the existing access off Eastergate Lane. The proposed layout on site is as represented on drawing no. 4494-04G and will provide for
- Visibility Splays to the access off Eastergate Lane of 2.4m x 47m in both directions
 - Electric Vehicle Charging point (one)
 - Vehicle turning and manoeuvring (see annotations on the drawing 4494-04G)
 - Car parking spaces (5no.) (see annotations on the drawing 4494-04G)
 - Cycle spaces

All proposals are in policy compliant numbers.

Layout of the site and Scale

- 4.11 The proposed building (to be re-erected) measure 15m x 30 m and an external height to the eaves of 6.5m and 8.2m to the ridge. Its position is proposed in the location shown on submission drawing 4494 - 02G.
- 4.12 Access will be via the existing access as used by the business. No change to its configuration at the point of entry off Eastergate Lane is proposed.
- 4.13 The turning, manoeuvring of vehicles within the site and proposed parking, is as shown on the layout submission drawing 4494 - 02G.

5. Planning Policy Considerations

- 5.1 Planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise¹.

Development Plan

- 5.2 The Council's Development Plan consists of The Arun Local Plan (ALP) 2011-2031 which was adopted in July 2018 and the Walberton Neighbourhood Plan (WNP) 2021. Each is considered in turn in the following paras.

Arun Local Plan (ALP)

- 5.3 The ALP sets out a spatial vision, objectives and a sustainable strategy for delivering the required growth of the District over the period 2011- 2031 and is used to guide decisions for the management of development.
- 5.4 In terms of Strategic Economic Growth, Policy SP1 (reproduced in full on the following page) is considered to support this application at points, c), e), f), and l).
- 5.5 The Plan's strategic objective in respect of the local economy is stated in section 8 of the written statement and those considered to apply specifically to the proposal comprised within this planning application for New City Joinery are the **emboldened** text.
- 5.6 The Council's stated objective is to:-

"Strengthen Arun's economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the District through the provision of appropriate employment sites, quality affordable accommodation and the development of business support and partnerships."

8.1.4 Arun's Economic Strategy provides an overview of the District's economy and identifies six strategic objectives, to:

- *Improve education, skills and employability of the local population;*
- ***Increase business competitiveness and growth – focusing on existing businesses;***
- *Encourage the level and rate of new investment, particularly in high growth sectors – **focusing on new enterprises and inward investment***
- *Maintain and improve business infrastructure;*
- *Maintain and improve the area's infrastructure, facilities and physical environment; and*
- *Maintain and improve transport networks across the District and wider area.*

¹ Planning and Compulsory Purchase Act 2004, s 38(6).

8.1.5 Together these objectives aim to up-skill Arun's population, provide opportunity for a variety of employment sectors, tackle deprivation and reduce high levels of out-commuting from the District.

Policy EMP SP1

Strategic Economic Growth

The Council, with partners, will promote the sustainable growth of the District's economy to meet the varying needs of different economic sectors and to support regeneration within the two main towns. The Plan allocates circa 75 hectares of employment land in order to provide sufficient flexibility to meet the future needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, 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. This will comprise:

- a. Promoting regeneration of the District's main town centres as the focus for retail, office and leisure development, especially in the Bognor Regis and Littlehampton Economic Growth Areas in accordance with the sequential test;
- b. The provision of new high quality employment sites: strategic employment land allocations in Bognor Regis, Littlehampton and Angmering;
- c. The provision of land to accommodate employment needs including the expansion of existing employment areas;
- d. The provision of on-site employment within strategic housing developments (H SP2a, H SP2b and HSP2c);
- e. Reflecting local aspirations for employment through the Neighbourhood Development Plans;
- f. Protecting and enhancing existing and allocated employment sites and premises to meet the needs of business subject to regular review and monitoring;
- g. Supporting and promoting a high quality visitor economy;
- h. Supporting sustainable employment opportunities in inland settlements and rural areas;
- i. Working with partners and supporting initiatives and development which assist in improving academic and vocational skills and training opportunities for local residents; and
- j. Supporting initiatives to improve ICT connectivity and improve take-up of ICT by local businesses while requiring new developments to include provision for advanced ICT infrastructure
- k. The integration of other uses and forms of development where it facilitates the delivery of economic objectives and fosters growth and innovation.
- l. The provision of appropriately scaled development where such uses compliment, and are compatible with, employment/commercial uses.

8.4.3 The Local Plan aims to ensure that there is sufficient commercial floorspace in accessible locations to address business and employment needs in Arun. Quality, affordable sites and premises across Arun are key to the economic and enterprise objective of the Local Plan.

8.4.4 In addition to the provision of good quality employment land in the Strategic Employment Land Allocations, existing sites and premises across Arun are key to the economic and enterprise objective of the Local Plan. Employment floorspace in this context focuses on Business Class (B1, B2 and B8) uses, which comprise industrial, office and storage/warehousing activities. To ensure a sufficient range and type of employment land is provided in appropriate locations, existing employment sites will generally

be protected and, where possible, enhanced to ensure their suitability for modern business uses.

8.4.5 Additional employment sites can be identified locally and will be subject to the appropriate policies within this Local Plan and any Neighbourhood Development Plan. These will include provision of local employment opportunities to provide a range of locations to meet the needs of different types of businesses at all stages of their growth. The overall scale and distribution of employment land will support regeneration opportunities; ensure a balance is met between urban and rural areas; and support the differing functions of settlements in the District.

5.7 The most relevant policies of the ALP to this application are referred to in para 8.7 and again those policy and other statements made there, considered most important for this application and are shown in **emboldened** text below;-

8.7 Employment Land: Development Management

8.7.1 National planning policy aims to ensure that the planning system does everything it can to support sustainable economic growth. Protecting and enhancing existing employment sites and premises can make an important contribution to ensure that there is sufficient available floorspace and the opportunity for good quality modern workspace providing employment opportunities in the District. A flexible supply of employment land and premises to meet business needs includes the protection and upgrading of existing sites where these are accessible and there is a good prospect of continued employment use.

8.7.2 Arun's Economic Strategy, Open for Business, identifies 'Maintaining and improving business infrastructure' as a key objective. This includes a combination of positive interventions to modernise and enhance employment sites and premises and supporting planning policy to prevent loss of employment sites to other uses.

8.7.3 Through its planning and economic development roles, the Council will work with partners to promote improvement and upgrading of employment sites, particularly those which are well located to achieve the objectives set out in the Economic Strategy and other regeneration strategies. This will include measures such as:

- *Working with landowners, property management agents and businesses to improve the quality of commercial sites and premises;*
- *Promoting effective management of employment areas, including addressing issues such as the length of leases, flexible layouts, parking and travel plans;*
- *Developing a Business Crime Reduction Partnership and undertaking measures to design out crime; Improving broadband connectivity; and*
- *Developing Local Development Orders as appropriate.*

8.7.7 Options for the re-use of sites can include refurbishment, sub-division of premises and re-development of the site for employment purposes. Options could also address requirements for alternative forms of employment use, such as small starter or 'move-on' units. If established as appropriate through this exercise, live/work units or mixed uses on a site may be considered as an option by the Council, before change of use away from employment.

8.11.1

- **supporting the sustainable growth and expansion of all types of business and enterprise in areas through the conversion of existing buildings and well-designed new buildings;**
- **promoting the development and diversification of agricultural and other land-based rural businesses;**

5.8 In the context of a proposal for business premises on an adjacent site it was noted that the council zone business development unit supported the proposal in a replica situation/location and the development managers comments are set up below. Even though the emanate from 2021, they remain appropriate in 2024. Nothing has changed.

Aaron's business population continues to increase year on year and good quality commercial units are at a premium. We aim to encourage a range of different size inflexible quality business premises that can accommodate Aaron's growing business community and prevent the high level of out commuting we currently experience. On this basis economic development would support this application (Miriam Nicholls business development manager in relation to the adjacent site)

Walberton Neighbourhood Plan (WLP)

5.9 Walberton Parish Council (WPC) sought to modify the made WNP in 2020 in light of changes to national and local policy. The revised WNP was adopted in July 2021.

5.10 However, there are no specific WNP policies relating to employment or business but there are others in the plan which are supportive of the general principle relating to development as well as other protective policies relating to the neighbourhood plan area which this application and development proposal, has to take in to account. A review of these policies now follows.

5.11 The general presumption in favour of sustainable development is that proffered at all levels of planning policy and the proposed development in this application is considered to present sustainable development in economic, environmental and social terms as is evident elsewhere in this Planning Statement and in the constituent technical reports which support this application.

Presumption in favour of development

The PC recognises that the three communities need to grow organically over the years and provision must be made to meet local needs. However, those policies which seek to protect the village environment are recognised and acknowledged but none are considered to be impacted by the proposed development

5.12 The more significant of those WNP policies relating to this application comprise:-

Policy VE 3 Protection of Trees and Hedgerows SAVED

Development will be permitted where it can be demonstrated that trees and hedgerows contributing to local amenity will not be damaged or destroyed. A suitably qualified person should be engaged to make an appropriate assessment in connection with any proposed development. However, development that damages or results in the loss of ancient trees/ trees of arboricultural and amenity value or loss of hedgerows or significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows. Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

Trees on site are and will be protected during construction and those lost which are all of low amenity value, will be replaced by a significant number of improved, indigenous species.

Policy VE 6 Protection of Watercourses SAVED

Support and promote river catchment management approaches that integrate sustainable land management, wildlife conservation, surface and groundwater quality and flood risk management. Reason: To encourage the health and wealth of the local ecology, with proper concern for the complex geology of the area, and to run with the natural grain of ground conditions so as to achieve sustainable land use. It is important to ensure that the environment and water quality are safeguarded.

A watercourse in the form of a chalk stream flows to the south of, but just off site. The present surface water drainage arrangements on Stoney Brook Farm include an outflow in to this stream. Nevertheless, great care has been taken in the design of the surface water drainage system to accommodate the proposed development without disturbance of the existing outflows or any increase in the rate of outflow (see submitted Surface Water Drainage Strategy Report by MJ Engineering).

Policy VE 7 Surface Water Management SAVED

New development should aim to reduce the overall level of flood risk: a. Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased. No development shall commence until full details of the proposed surface water drainage scheme have been submitted

to and approved in writing by the local planning authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar approved, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details b. Consideration should be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate. Sustainable Urban Drainage Systems on private property must conform to the recommendations of the SUDS Manual produced by CIRIA c. Where necessary a site specific Flood Risk Assessment must demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall d. There is a presumption against culverting and the constricting of watercourses and their immediate environs Reason: The community has expressed its real concern that every practical step should be taken to prevent further adverse impacts from flooding, from foul water contamination and damage from or impacts on the local groundwater conditions. The policies reflect not only on residential land use but in the wider context, for example on health, on local lanes flooding and potholes, and on cycle and pedestrian safety, and seek to promote resolutions to the difficulties of making provision of land for sustainable housing development.

See submitted Surface Water Drainage Strategy Report by MJ Engineering.

Policy VE 8 'Unlit village' status SAVED

Development proposals which detract from the unlit environments of the Parish will not be supported. New lighting will be required to conform to the highest standard of Post Examination Plan Page 35 16 Mar 2021 light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds. Reason: The Parish contains part of, and is adjacent to the remainder of, the South Downs National Park. It has a number of areas where light pollution is minimal and the full night sky can be seen.

No exterior lighting is proposed in this application. Existing on site arrangements will be relied upon although a planning condition is expected with regard to any future exterior lighting proposals.

Policy VE 9 Rural Buildings SAVED

The re-use, conversion and adaptation of rural redundant buildings (with the exception of glasshouses) for small businesses, recreation, or tourism purposes will be supported in principle subject to the following criteria:

a. The building is structurally sound and capable of conversion without substantial reconstruction

- b. The use proposed is appropriate to a rural location*
 - c. The conversion/adaptation works respect the local character of the surrounding area and/or buildings*
 - d. The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features*
 - e. The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site*
- Reason: To support and encourage the sustainable use of existing buildings, and to help maximise local assets for the betterment of the community in the future.*

Although the application proposals is for a new building, many of the reasons behind this policy apply to the specific circumstances of the proposed development. The NCJ business exists and operates from an existing building within the Stoney Brook Farm site. When vacated on the transfer between the two, the existing building is expected to revert to a storage use.

Policy VE10 2020

Biodiversity Corridors NEW Proposals that have a positive impact on the local ecology will be encouraged, subject to other policy constraints. Development of biodiversity rich habitats shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on sites. Proposals will not be supported

where there is evidence that the proposals would significantly harm biodiversity, unless it can be adequately avoided, mitigated, or alternatively the subject of compensation. Where proposals have an impact on Biodiversity rich habitats, a management plan shall be provided to ensure that the long-term protection and enhancement of the habitat can be achieved. Development within the Singleton and Cocking Tunnels SAC Wider Conservation Area (shown on the Proposals Map) should evaluate the potential loss of suitable foraging habitat and/or severance of commuting flight-lines such as semi-natural meadows, mature treelines, hedgerows and watercourses. Such features should be preserved where it is demonstrated that they are used by barbastelle bats. Reason: The Arun Local Plan emphasises the importance of the natural environment and specifically encourages the identification and protection of biodiversity. Schedule 5 sets out the main habitats and corridors which the Parish Council considers having the potential to be biodiversity rich habitats;

See submitted Ecology Report and Bio Diversity Net Gain assessment by Dwight Ecology.

Policy VE10 2020

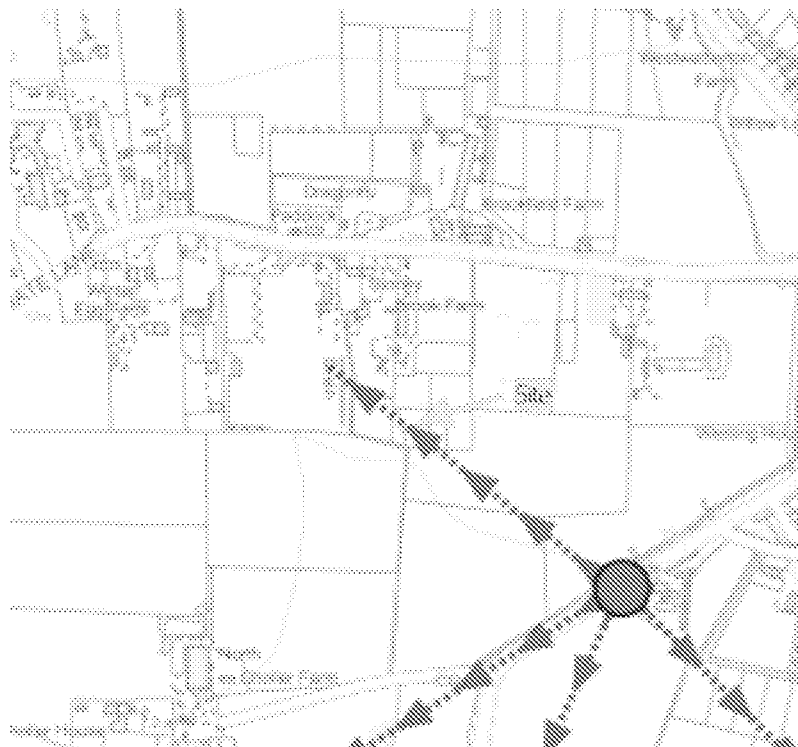
Biodiversity Corridors NEW Proposals that have a positive impact on the local ecology will be encouraged, subject to other policy constraints. Development of biodiversity rich habitats shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on sites. Proposals will not be supported where there is evidence that the proposals would significantly harm biodiversity, unless it can be adequately avoided,

mitigated, or alternatively the subject of compensation. Where proposals have an impact on Biodiversity rich habitats, a management plan shall be provided to ensure that the long-term protection and enhancement of the habitat can be achieved. Development within the Singleton and Cocking Tunnels SAC Wider Conservation Area (shown on the Proposals Map) should evaluate the potential loss of suitable foraging habitat and/or severance of commuting flight-lines such as semi-natural meadows, mature treelines, hedgerows and watercourses. Such features should be preserved where it is demonstrated that they are used by barbastelle bats.

See submitted Ecology Report and Bio Diversity Net Gain assessment by Dwight Ecology

Policy VE13 2020 Distinctive views and vistas

Development proposals should respect and, wherever possible, enhance distinctive views and vistas as identified on the map at Schedule 7 by ensuring that the visual impact on these views is carefully and sympathetically controlled. Reason: Walberton Parish's three villages of Walberton, Binsted and Fontwell lie in a beautiful landscape surrounded by the South Downs National Park to the north, ancient woodlands to the east and the Coastal Plain to the south. These views and vistas are integral to the rural character of Walberton Parish and they are a part of what makes it home to local people



Extract from WNP showing distinctive views.

The new development will be read against the existing skyline of the existing buildings and roof profiles at Stoney Brook Farm and Brook View Nursery and no adverse impact will arise as indeed an Inspector concluded for appeal ref. **APP/C3810/W/23/3316638** when

considering and allowing for extensive commercial redevelopment at Brook View Nursery. The Inspector considered a main issue to be the prospect of an adverse effect of the development on the character and appearance of the area.

It is also acknowledged that trees provide softness to a site which is otherwise dominated by development. However, the proposal would allow for additional landscaping throughout the site including the proposed water detention basin and beyond so that with appropriate planting, including trees, this will improve the overall verdant character of the site which could be secured by condition. The loss of trees would not, therefore, have a detrimental impact on the character and appearance of the area.

National Planning Policy Framework (Dec 2024) (NPPF)

- 5.13 The NPPF sets the primary objective of achieving sustainable development (para.11). This is echoed by replica policy at the local level in both the ALP and the WNP. The proposed development detailed within this application comprises sustainable development delivering the economic social and environmental objectives in full.
- 5.14 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. (para. 48)
- 5.15 Section 6 of the NPPF addresses the overriding need for planning decisions to deliver a strong competitive economy whilst para. 88 mandates the planning policies and decisions should support and enable a prosperous rural economy in areas such as that in which the application site is located.
- 5.16 Para. 88 sub para (a) states that support should enable:-
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;
- 5.17 Para. 89 goes further and states:-

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, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

This site and the application proposals, represent just that type of opportunity.

- 5.18 The whole of section 12 of the NPPF seeks to achieve well designed places. Being 'well designed' remains the primary objective and this application takes local circumstances into account, recognising constraints and opportunities resulting in a proposal which reflects the needs of local business and local employees whilst respecting and adapting to the needs of the local area and its character and attributes.
- 5.19 In summary, the proposed development complies with adopted development plan policy as well as relevant other material considerations in the form of the NPPF

6. Planning Obligations and CIL

- 6.1 The development is not expected to attract any planning obligations.
- 6.2 In terms of the Arun Community Infrastructure Levy (2020), the type of development proposed does not attract a CIL charge. Nevertheless, the application bundle includes a completed CIL Form 1.

END