

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING, DESIGN AND ACCESS STATEMENT

The Holly Tree Pub, The Street, Walberton, Amundel, BN 8 0PH

Revisions to previous approval WA/66/11 for the proposed refurbishment works to the Holly Tree pub including 4 no. bed & breakfast rooms

On behalf of:
The Sussex Pub Company Limited

Prepared by:
Amanda Sutton BA (Hons) BTP MRPI
Director

November 2012



Town and Country Planning Act 1990 (As Amended)

PLANNING, DESIGN AND ACCESS STATEMENT

The Holly Tree Pub, The Street, Walberton, Arundel, BN 26 4PH

on behalf of the Sussex Pub Company Limited

CONTENTS

<u>SECTION:</u>	<u>PAGE</u>
1.0 Introduction and Background	3
2.0 Description of the Site and Surrounding Area	4
3.0 Planning Policy Framework	5
(i) National Planning Policy Framework (NPPF)	
(ii) The Development Plan	
4.0 The Proposals	7
5.0 Planning Assessment and Conclusion	8

Appendix 1: Sussex Pub Company Profile and Pub Literature

Appendix 2: Indicative Construction Programme

1.0 Introduction and Background

- 1.1 Planning permission was granted on 5th January 2012 for the refurbishment works to the Holly Tree pub, including 4 no. bed & breakfast rooms and an enabling development of 6 no. residential dwellings with associated car parking, access and landscaping (WA/66/11).
- 1.2 The Sussex Pub Company is in the process of acquiring the Holly Tree Pub, subject to finalising legal formalities and the receipt of planning permission, and is seeking to modify those refurbishment works to the pub previously approved.
- 1.3 The Sussex Pub Company is a local and well respected pub operator who has a wealth of experience and successful track record in the running of licensed premises in the local area. The Holly Tree pub will complement the existing portfolio which includes the Crab and Lobster (Pagham Harbour), the Fox and Hounds (Funtlingdon), the Royal Oak (Lavant), the Halfway Bridge (Petworth), and Trents and the Real Burger Kitchen in Chichester City Centre.
- 1.4 A profile of the Sussex Pub Company and literature relating to its existing pubs are attached at Appendix 1.

2.0 Description of the Site and Surrounding Area

(i) The Village of Walberton

2.1 Walberton is one of a string of settlements (Barnham, Westergate, Eastergate, Yapton and Walberton), lying between Bognor Regis in the south-west and Littlehampton in the east, in the Coastal Plain south of the A27 (T).

2.2 The rural village of Walberton has grown from a population of just 628 residents in 1891 to 1,945 in 1991 (source: population census), with developments taking place in the late 1940's as part of the Council's building programme after the Second World War (Oaktree Cottages, Pound Road and Homefield Crescent) and in the 1960's following the installation of mains drainage to the village (Prime Close, Henty Close and Birch Grove).

2.3 There is a network of small local shops and good access to public transport, which adequately caters for the resident population's day to day needs.

(ii) The Application Site

2.4 The application site is situated on the northern side of The Street, Walberton, and comprises the Holly Tree pub which includes a small beer garden located to the front of the pub adjacent to The Street. At present the Holly Tree Pub is closed.

2.5 The Adopted Arun Local Plan Proposals Map (Inset G), confirms that The Holly Tree pub is situated within the defined settlement policy boundary.

2.6 The application site benefits from its central location within walking distance to the range of services and facilities on offer within the village, which are situated approximately 160m from the application site.

3.0 Planning Policy Framework

3.1 The planning policy framework relevant to this application comprises the Government's recently published National Planning Policy Framework and the adopted Development Plan. The following components of these documents are considered to be of particular relevance to this application:

(i) National Planning Policy Framework (NPPF)

3.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and had the effect of withdrawing all previous Planning Policy Guidance Notes and Statements (PPG's and PPS's).

3.3 The new NPPF introduces the presumption in favour of sustainable development as the basis for every plan and every decision. It makes it clear that the planning system is not simply about scrutiny but must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

3.4 The NPPF places significant emphasis on supporting economic development proposals in an attempt to secure economic growth.

(ii) The Development Plan

* South East Plan:

3.5 The South East Plan was adopted in May 2009, and at the time of preparing this Statement remains part of the Statutory Development Plan for the purpose of S.38(6) of the Planning and Compulsory Purchase Act 2004, albeit the Localism Act (November 2011) confirms their abolition in due course. Whilst not set out in detail in this Statement the Applicant has had due regard to the content of the South East Plan in preparation of its proposals.

* Local Plan:

3.6 Whilst at the local level the NPPF considers those saved policies of the Adopted Arun District Local Plan, 2003 to be out of date, the application proposals accord with those policies considered to be of relevance when determined previously, namely:

Policy	Title
Policy GEN1	Sustainability
Policy GEN2	Built Up Area Boundary
Policy GEN7	The Form of New Development
Policy GEN17	Access for People with Disabilities
Policy GEN12	Parking in New Development
Policy Area 2	Conservation Areas
Policy DEV8	Circumstances in which Additional Development may be Permitted – Local Firms
Policy DEV34	Tourist Accommodation and Attractions

3.8 The above policies seek to ensure that new development proposals make efficient use of land whilst at the same time create attractive places and spaces responding positively to the surrounding context.

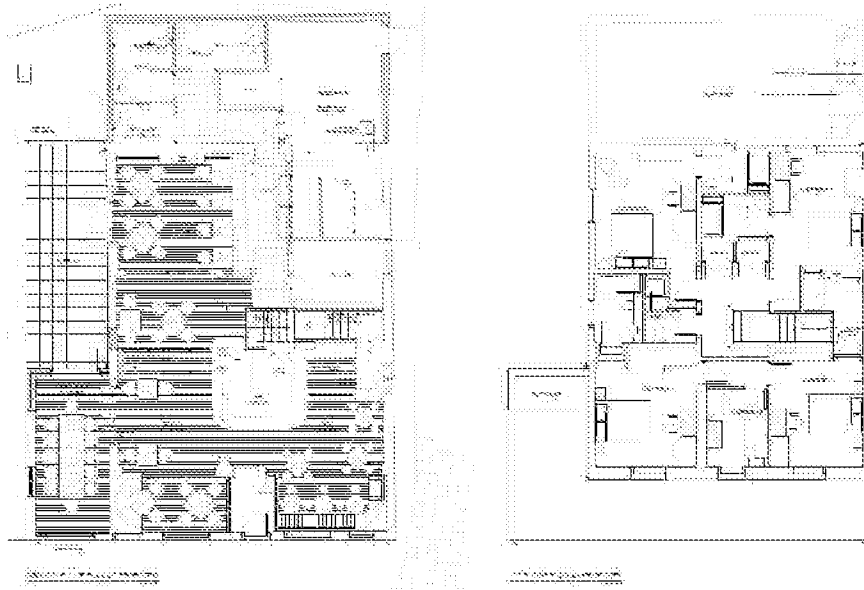
✦ Emerging Area Local Plan:

3.9 The Council's Draft Local Plan has recently been the subject of public consultation and is yet to be examined by an Independent Planning Inspector and accordingly affords little weight for the purposes of determining planning applications.

4.0 The Proposal

4.1 The Sussex Pub Company is seeking to improve upon the previous refurbishment works to the Holly Tree pub through internal alterations and small extensions and proposes:

- A 3.4 sqm extension to provide a private dining space/community room;
- A 44 sqm extension to provide improved circulation for kitchen, cellar and other serving spaces and improved toilet facilities, including family baby changing;
- Provision of 4 bed & breakfast rooms with a separate access for patrons;
- A better internal layout creating space for both patrons who wish to dine as well as those who wish to simply enjoy a quiet drink; and
- a new flint walled front pub family garden.



4.2 In order to capitalise on the summer trade, the refurbishment and building works need to commence in January 2013, subject to receipt of planning approval. The works are expected to take approximately 6 months to complete with a new opening date therefore scheduled in June/July 2013.

4.3 The Sussex Pub Company is keen to ensure that the Holly Tree pub will still feel like a traditional pub open for breakfast and morning coffee with also offering an above average food menu that will be available all day long with a renowned Sunday carvery.

4.4 Based on its experience, notably at the Fox and Hounds at Funtongdon, the Sussex Pub Company strives to ensure that its pubs remain at the heart of the community and become an integral part of village life. In particular, its discounted locals night offers a communal dining experience with patrons sitting on large tables to foster community spirit.

4.5 Car Parking to support the pub will remain as that previously approved.

5.0 Planning Assessment and Conclusion

- 5.1 Following the grant of planning permission in January 12 for the refurbishment works to the Holly Tree pub, including 4 no. bed & breakfast rooms and an enabling development of 6 no. residential dwellings with associated car parking, access and landscaping (WA/66/11), the principle of those refurbishment works to the pub has already been established.
- 5.2 The Council and local community have to date fully supported the need to secure the long term survival of the Holly Tree Pub, which they regard as a important village community asset, and have previously raised no objection to Hanbury's refurbishment proposals, which also included a small extension to the rear.
- 5.3 It is quite reasonable that the Sussex Pub Company would wish to do things differently to that previously envisaged, based on their own wealth of experience in the industry, and to this end the Applicant's proposals are not considered to be contentious in planning terms.
- 5.4 The rear and side extensions are not visible within the streetscene and therefore do not impact on the Walberton Conservation Area, nor do they result in any adverse harm to the amenity of the adjoining residential property.
- 5.5 The B&B accommodation is to be retained within the pub.
- 5.6 The inclusion of a private dining room, that may also be used as a community room that can be booked for local clubs AGMs etc, adds further community benefit.
- 5.7 To this end, the proposed legal obligations between Hanbury Properties and the Sussex Pub Company, and these application proposals will result in the opening of a fully refurbished pub and under the ownership of the Sussex Pub Company which will once again turn the Holly Tree pub into the hub of village life, along with developing a thriving and sustainable business for the future. The wealth of experience is evident from the Sussex Pub Company's portfolio of existing pubs.
- 5.8 Accordingly, it is respectfully requested that the Council supports the proposed revisions to WA/66/11 and grants planning permission.