

Planning Design and Access Statement

For: The removal of outdoor storage, including caravan and polytunnels, and the erection of 7 workshop units, comprising (12 offices, and 3 Workshops), associated parking, drainage and turning spaces.

At Brookview Nursery, Eastergate Lane, Walberton, BN18 0BA

For Phil Sowden

Prepared by:
Susan Leeson B.Sc. (Hons), M.Phil.
Associate

October 2021



Coles Yard Barn
North Lane
Clanfield
Hampshire
PO8 0RN



Job No.	
Date	
Version	

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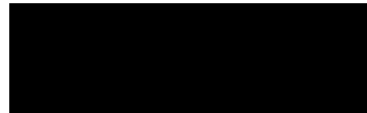
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Project Team



Planning Consultancy
West Suite, Coles Barn Yard, North Lane, Clanfield PO8 0RN



Transport and Drainage
Bright Plan Civils, 2 West Barn, Norton Lane, Chichester, PO20 3AF



Architect
Horizon Design Ltd, 15 Uplands Avenue, Worthing BN13 3AA



Ecology and Arboriculture
34 South Street, Worthing, BN14 7H



1. Introduction

- 1.1 Neame Sutton Limited has been instructed by Phil Sowden(the Applicant) to prepare and submit a Full detailed application for:

For: Removal of external storage, including caravan and polytunnels, and the erection of 7 workshop units comprising 12 offices and 3 workshops, associated parking, drainage and turning spaces.

- 1.2 This application proposals have been prepared on a comprehensive basis having regard to the relevant National and Development Plan policies relevant to the application proposals.

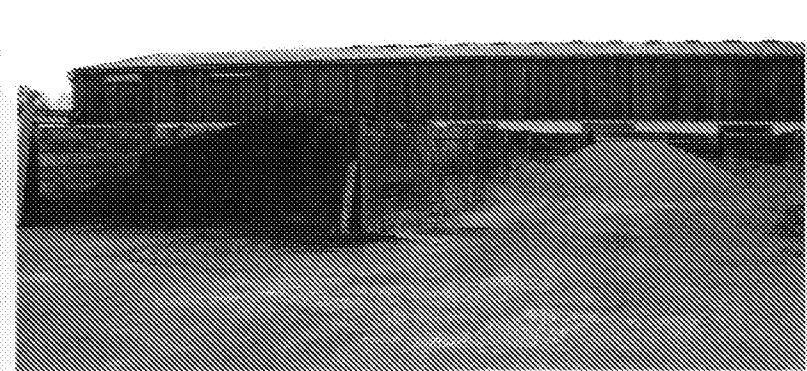
- 1.3 The technical reports supporting this application are:

Transport Statement

Drainage Strategy

Ecological Impact Assessment

Arboricultural Impact Assessment



Existing Site

2. Site Description

- 2.1 The site is outside of the built-up area boundary where development in principle is not acceptable unless necessary for agriculture, or for some supportive economic development for existing commercial use.
- 2.2 The site is a former horticultural site which has permission for storage of aggregates, secured through a Certificate of Lawfulness granted in February 2013. The site is 0.8 hectares.
- 2.3 Eastergate Lane is a rural lane with mixed horticultural, agricultural, commercial, equestrian, and residential uses. Eastergate Lane links Fontwell, direct to the A29/A27 and Walberton village, where there are local facilities.
- 2.4 To the front of the site are 2 dwellings (Ashogle and Brookview House, one owned by the site owner and the other dwelling owned by a family member. Adjacent to the site to the west is Haven Nursery which has large area of polytunnels and is part of the Farplants Group of horticultural growers.
- 2.5 Eastgate Lane has connections to Walberton village and the local centre for the six-village area of Barnham, with service such as Tesco's and The Coop, as well as a Barnham railway station, the mainline between London Victoria and Portsmouth Harbour and Southampton. The A27 and A29 are close to the site. The site is therefore in a sustainable location for transport of goods.
- 2.6 The site is in flood zone 1 where the risk from flooding is low. Running along the side of the site and at the rear is a drainage ditch.
- 2.7 On the site is an office building to the front of the site behind the houses, an old caravan to the rear of the site, remains of polytunnels, and an earth mound. There is a workshop and storage containers.
- 2.8 Generally, the site is covered in hardstanding. There are mature trees on the site, which is outside of the built-up area boundary where development in principle is not acceptable unless necessary for agriculture, or for some supportive economic development for existing commercial use.
- 2.9 The site is a former horticultural site which has permission for storage of aggregates, secured through a Certificate of Lawfulness granted in February 2013. The site is 0.8 hectares.

3.0 Site History

Relevant Site History

Reference	Description
WA/61/12	Change of use of redundant small horticultural building (Sui Generis) to storage of upholstery materials (B8 storage or distribution). Approved
WA/62/12/CLE	Application for a Lawful Development for an existing aggregate business. Granted
3.1	The history of the site includes the Certificate of Lawfulness for the whole site as aggregate business, including storage, excluding the area used for horticulture and soft landscaping, for a maximum of 20 employees.
3.2	The office building and packing shed (used for storage of upholstery material), and containers were all included in the Certificate.

4. Planning Policy Framework

- 4.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan, and the Arun District Local Plan 2011-2031) and the Walberton Neighbourhood Plan

(i) National Planning Policy Framework

The overarching objective running through the NPPF is the concept of sustainable development. Sustainable development has 3 dimensions, an economic role, a social role and an environmental role.

Economic Role

To help build a strong responsive and competitive economy by ensuring sufficient land of the right type is available in the right places to support growth, innovations and improved productivity and by identifying and coordinating the provision of infrastructure.

- 4.2 The proposed development is to tidy up and rationalise the site by providing small to medium workshop units to provide the right kind of employment locally, building on the current employment on the site. The proposal will not encroach into any countryside greenfield land.

Social Role

Supporting strong, vibrant and healthy communities by providing the supply and range of homes can be provided to meet the needs of present and future generation and by fostering well designed and safe built environment with accessible local services and open space that reflect the community's health, social and cultural well-being.

- 4.3 The proposal is in accordance with this policy in that it is well designed and provides employment for the local community, and to expand an existing local business. The design of the buildings is to enhance the sites visual appearance and for current and future users provide modern facilities.

Environmental Role

Contributing to protecting and enhancing our natural, built and historic environment and helping to improve biodiversity and mitigating and adapting to climate change, including moving to a low carbon economy. Minimising waste and pollution.

- 4.4 The construction of the units will be in accordance with this policy.

Supporting a Prosperous Rural Economy

Paragraph 83 supports a prosperous rural economy, and the sustainable growth and expansion of existing buildings and well-designed new buildings.

- 4.5 The proposed new units are designed to provide a sustainable form of development to expand the current rural business in buildings which are specifically designed to appear as converted barns to be in character with the surrounding countryside character. This will support the expansion of a local rural business, without taking any greenfield land. It makes better use of the existing site.

Design

Paragraph 124 states that "good design is a key aspect of sustainable development. So too is effective engagement between applicants, communities, local planning authorities "

Design should establish or maintain a strong sense of place.

- 4.6 The proposed barns are designed in traditional barn style to be in character with the surrounding area, thus maintaining the sense of place.

(ii) The Local Development Plan

The current Development Plan comprises the Arun District Local Plan adopted July 2018.

Arun District Council Local Plan 2011-2031 adopted July 201

D SP1 Sustainable Development

The Council will take a positive approach that reflect the presumption in favour of sustainable development and will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible.

CSP1 Countryside

Outside of the BAB development will be permitted in the countryside where it is d. for the diversification of the rural economy.

- 4.7 The site lies within the built-up area boundary and for the development of a successful existing business.

EMP DM1 Employment Land:Development Management

1.Enhancement of employment premises and sites

The Council will seek to protect and enhance existing employment sites

and premises in order to maintain a supply of good quality commercial sites and premises to meet the needs of business and the local economy.

The Council will support positive measures to upgrade existing employment areas through supporting proposals for upgrading or modernising existing premises.

- 4.8 The proposed upgrading of the site and premises is in accordance with this policy. The proposal will expand an existing rural business to the benefit of the local economy. The design of the buildings will enhance the existing area and provide good facilities for prospective users, to provide local employment.

W DM2 Flood Risk

Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), will only be permitted where a sequential tests accords with the NPPG, a site specific FRA demonstrates that the development will be safe.

- 4.9 The site is within flood zone 1 where there is no risk of flooding. A Drainage Strategy has been included with this application..

(iii) Walberton Neighbourhood Development Plan 2019-2031

Policy CL2 Commercial Uses

New development for Class B1 will be supported where the impact on surrounding residential amenity is not harmful. Class B8 distribution and storage will generally be resisted.

- 4.10 The proposed development is in accordance with this policy. The proposed

storage are proposed. The proposal is for offices and workshops.

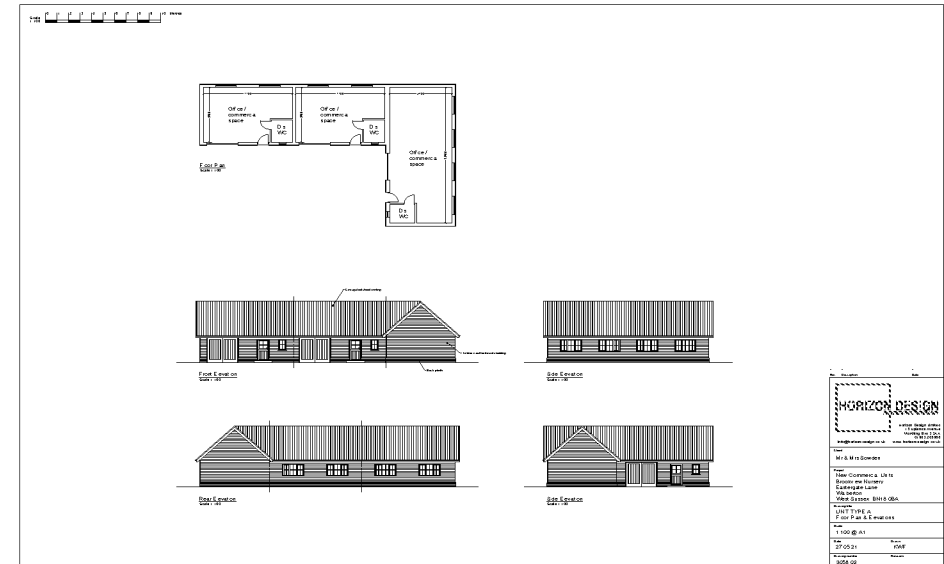
- 4.11 The proposal will tidy up the site by removing external storage, and will provide start up commercial units which will provide local employment opportunities for the new residential accommodation within the vicinity.



Current external stacking units

5. The Application Proposal

- 5.1 The removal of external storage, including caravan and polytunnels, and the erection of 7 workshop units comprising 12 offices and 3 commercial units, associated parking, drainage and turning spaces.
- 5.2 The site will be cleared of its current aggregate storage, polytunnels and caravan to be replaced with 4 new offices and 3 warehouse units.
- 5.3 This will tidy the site and provide much needed workshop units in an area of growing housing due to strategic planning in the Barnham/Westergate area, as well as the development at Fontwell.
- 5.4 The proposed development will expand the existing offices to develop and expand an existing commercial business in this important location. This will benefit the local rural economy.



Elevations and Floor Plan of Proposed Offices

6.0 Planning Considerations

units are well designed in traditional barn appearance and traditional rural style. The new commercial buildings will enhance the visual appearance of the whole site and will remove all current external storage, including the caravan and pollytunnels. Not distribution or

(i) Principle of Development and Sustainability

- 6.1 The site is outside of the built up area boundary of Walberton, but is currently a commercial site where a commercial extension to an existing local business is acceptable in principle.

(ii) Justification

- 6.2 The site history is a mixture of aggregate storage and horticulture and soft landscape business as well as upholstery storage and distribution. A Certificate of Lawfulness of an Existing Use in 2012 for aggregate storage.
- 6.3 The applicant wishes to expand his business by diversifying into the provision of small business/start-up units.
- 6.4 The proposed development is to remove all current external storage and change the site use to an E (g) class use for small business units.

(iii) Design and Layout

- 6.5 The site is currently a mix of offices and workshops both internal and external. The proposal is to upgrade the site as the business expands. It is proposed to remove from site the storage, retain the existing offices and provide new purpose built office/commercial space.

- 6.6 The external appearance of the proposed units is typical of rural commercial barns. The units are constructed with insulated metal frame which is fibre clad, with corrugated sheet roofing.

- 6.7 It is considered that the design of these buildings is typical of commercial

units in this area.

- 6.8 The layout of the site allows free access to all the units, with sufficient unloading and parking spaces, along with cycle storage.

(iv) Access

- 6.9 A Transport Statement (TS) has been submitted with this application, that includes a Stage 1 RSA and Designers Response. There is an existing access which is shared with the dwelling Brookview House.
- 6.10 There is direct access onto Eastergate Lane. The access is shared with Brookview House.
- 6.11 The TS concludes that the access arrangements will be formalised to optimise visibility from the junction.
- 6.12 A swept path analysis demonstrates that cars, service vehicles, emergency vehicles and refuse vehicles can access the site safely.
- 6.13 The internal layout demonstrates that the parking and loading areas are safely negotiated.

(v) Flooding and Drainage

- 6.15 The site is within Flood zone 1 where flood risk is low. A Flood Risk Assessment and Drainage Strategy has been submitted with this application.
- 6.16 The current run off is collected into a gully and pipe drainage system to the boundary watercourse.
- 6.17 The proposal is for the surface water run off to be managed through sustainable drainage with the installation of porous surfacing and 2 storage ponds with controlled attenuation on site without causing surface water flooding on site.
- 6.18 Wastewater will be discharged to the public sewer via a proposed pumping station.
- 6.19 The conclusion is that the proposed development will not increase any flooding or any adverse drainage.

(vi) Trees

- 6.20 A full Arboricultural Impact Assessment has been included with the application. The report assesses that all high category trees are to be retained. Some low category trees are to be removed and mitigation measures include new native trees and hedgerow.
- 6.21 The proposed site plan shows the trees to be removed and retained on site. An inspection of the trees has been undertaken, and only trees which are not worthy of protection are intended to be removed. These will be removed in September after the nesting season.

(vi) Ecology

- 6.21 An Ecological Impact Assessment has been submitted with the application and no further surveys protected species were recommended. The conclusion is that the overall impact of the scheme will be negligible, non-significant.
- 6.22 The EIA includes an assessment of habitats and feeding corridors and the Cocking to Singleton Corridor.

7. Conclusion

- 7.1 The proposal is for the redevelopment and expansion of the site to tidy the site up. Currently it is a mix of offices, internal and external storage.
- 7.2 The proposed development is for 7 new office and workshop units replacing the storage. These units are designed in traditional barn style, of metal construction with cladding to improve the visual appearance.
- 7.3 A Transport Statement has been submitted with the application to demonstrate that the proposed development does not have any negative impacts on the public highway.
- 7.4 A Drainage Strategy has also been submitted with this application which demonstrates that the proposal is satisfactorily drained.
- 7.5 An Ecology Impact Assessment and Arboricultural Assessment have been submitted with the application, which demonstrate that there are no significant impacts upon the natural environment.
- 7.5 The proposal is for the expansion of an existing rural business which does not result in any negative impact on neighbours or the surrounding area. It is therefore considered that the application should be approved.



West Suite, Coles Yard Barn, North Lane, Clanfield, PO8 0RN

Tel: 02392 597 139

Email: info@neamesutton.co.uk

Web: www.neamesutton.co.uk

Company No. 07164666

Company Registered Address: 1 & 2 The Barn, West Stoke Road, Chichester, West Sussex, PO18 9AA.



West Suite, Coles Yard Barn, North Lane, Clanfield, PO8 0RN

Company Registered Address: 1 & 2 The Barn, West Stoke Road, Chichester, West Sussex, PO18 9AA.