

ELawrence
PLANNING

Mr N Crowther
Head of Planning Services
Arun District Council
Civic Offices
Littlehampton
West Sussex
BN17 5LF

9 November 2018

Dear Mr Crowther,

Proposed Dog kennels – Rookery Farm, Flansham Lane, Bognor Regis.

I enclose my client's application for the above.

If you require any further information please do not hesitate to contact me.

Yours sincerely,

Elizabeth Lawrence

Chartered Town Planner

Elizabeth Lawrence Ltd
Woodend, Water Lane, Storrington, West Sussex, RH20 3LY



Planning, Design and Access Statement
Kennels – Rookery Farm

Context

Rookery farm is located on the north side of Flansham lane on the eastern edge of Bognor Regis. The farm has been used for a range of livestock farming activities for many years and currently its main activity is a large free range egg enterprise. There is a wide range of agri/industrial farm buildings on the site, some of which are now redundant.

The building the subject of this planning application is located to the north of the existing farm shop, egg packing area and various workshops and agricultural buildings. It is screened by existing buildings from Flansham lane and is not located close to any dwellings. It comprises a large Atcost agricultural building.

The Proposal

The proposal is to convert the existing building and add a lean-to side extension to provide 15 kennels and associated runs, an indoor play area, grooming parlour and associated administration facilities. The kennels could accommodate up to 30 dogs at any time.

The kennels will be open throughout the year and will help meet the demand for boarding kennels in Bognor Regis. Currently there is just one licensed boarding kennels in Bognor Regis, with a capacity for up to 50 dogs.

Planning policy

The National Planning Policy Framework 2018 (NPPF)

For planning purposes The National Planning Policy Framework (2012) clearly defines the following terms.

Sustainable – ensuring that better lives for ourselves does not mean worse lives for future generations.

Sustainable Development – is about change for the better, and not only in our built environment. (It is about the natural environment, the historic environment and higher standards of design).

Sustainable development – is about positive growth – making economic, environmental and social progress for this and future generations.

To help achieve sustainable development – planning is not simply about scrutiny, it must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

Sustainable transport modes - include any efficient, safe and accessible means of transport with overall low impact on the environment, including walking, cycling, low and ultra low emission vehicles, car sharing and public transport.

The NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking account of both local business needs and wider opportunities for development. With this in mind planning policies should positively and proactively encourage sustainable economic growth. Policies should be flexible to accommodate needs not anticipated in the plan and allow for new and flexible working practices. They should also recognise and address the specific locational requirements of different sectors.

Regarding the rural area the NPPF specifically states that planning policies should support economic growth in order to create jobs and prosperity by taking a positive approach to new development. Local Plans should support sustainable growth and the expansion of ALL types of business and enterprise in rural areas. The courts have held that this relates to large as well as small scale business developments, as well as all types of business development. This represents a significant shift in planning policy. This support relates to the conversion of existing buildings, as well as the construction of new buildings. In addition, the development of accessible services and community facilities in the rural area are encouraged.

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may be found adjacent and beyond existing settlements.

The NPPF goes on to state that development proposals should be approved without delay where they accord with development plan policies.

Regarding traffic and transportation the NPPF states that planning policies should support an appropriate mix of uses across an area, to minimise the number and length of journeys needed for employment, leisure and other activities.

In assessing proposals safe and suitable access to the site should be achieved.

Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe.

Regarding design the NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development. New development should function well and create safe and accessible places. Decisions should address the connections between people and places and the integration of new development into the natural and built environment.

In relation to the rural landscape the NPPF seeks to minimise any impact on biodiversity.

Arun Local Plan 2011 – 2031

The following policies are relevant to the proposal:

SD SP1 – This policy states that the Council will apply a presumption in favour of sustainable development as set out in the NPPF. Applications which will help achieve the Council's central aim of increasing employment density will be supported. Where the Plan has no policies relating to a particular form of development it will be determined in accordance with the NPPF.

LAN DM1 – Development which preserves or enhances the landscape character will be permitted.

- EMP SP1 – Promotes economic growth and the provision of a flexible supply of employment workspace to meet employment and employer generated needs.
- EMP DM1 – Allows for new employment in the rural area where it is to meet the needs of a local firm and there are no other available sites in the built up area (This is contrary to the more flexible approach in the NPPF). Or
- As part of a farm diversification plan and the scheme will
- Benefit the local economy
 - Where possible use an existing building
 - Any new buildings are appropriately designed
 - New buildings are sited adjacent to existing buildings
 - The scheme will not harm the character or appearance of the countryside
 - The scheme will not affect the character or safety of rural roads.
- D SP1 – The scheme achieves a high quality in design
- ECC SP2 – Employment schemes meet objectives relating to climate change.
- T SP1 – Growth in the economic base should reduce congestion and promote healthy lifestyles.
- D DM4 – Allows for the extension and alteration of existing buildings provide the extension visually relates to and is subservient to the host building

Evaluation

Constraints

- Rural location
- The extent of the developed site.
- Its proximity to dwellings
- The nature of surrounding area

Opportunities

- To bring a redundant farm building back into use
- To support the existing farm business
- To improve the condition and use of the farm in the long term
- To provide local employment, both during the conversion stage and when the kennels are operated
- To provide a community facility for local residents
- To help meet the employment needs of Arun District

Location/Accessibility

The site is located at the entrance to Bognor Regis, immediately adjacent to the A259, bus routes and cycle routes. It is also within easy walking distance of a large number of dwellings. Accordingly, the site is located in a highly accessible area for a local community dog kennels.

Amount

The existing building has a floor area of some 255.36. The proposed kennels will be accommodated within the existing building and the proposed runs attached to the building will extend to some 130.7 m².

The business

The proposed boarding kennels (Farmyard Fidos), will be able to accommodate up to 30 dogs at any one time. The business will offer a pick up and drop off service, alternatively customers could drop off and pick up their dogs between 07.00 and 18.30 hours daily. Up to 4 staff will be employed.

Full boarding facilities will be offered for short and long stays and a grooming parlour service will be provided.

Noise and smell

The building is located in excess of

Appearance and scale

The external alterations to the existing livestock building include:

A complete overhaul of the existing fenestration. The existing windows will be removed and fewer smaller windows will be inserted along with staff and customer doors.

A lean-to structure will be constructed along the east side of the building to provide covered runs for the dogs. These runs will have a simple timber frame, polycarbonate roof and open steel mesh partitions and openings.

Overall the building will retain its agricultural form and appearance.

Ecology

The existing building is not used by bats or barn owls, etc. and the site is visually hard and utilitarian. It is not attractive to wildlife. Notwithstanding this the existing roof is to be retained and so its potential habitat for birds or bats will not change.

Parking, Access and traffic

The proposal includes six dedicated parking spaces and a large cycle storage area. This is ample for a business where customers purely drop off and pick up their dogs. If further parking was required (which is highly unlikely), there is ample parking to the front of the farm shop to the southeast.

Access to the site is from Flansham Lane, via the main farm access. This is a highly visible wide access with good visibility in both directions along Flansham lane. The attached highways report fully addresses all high issues.

The kennels would be wheelchair accessible.

The proposed kennels are in an accessible location close to a large customer and staff catchment area and adjacent to the strategic road network. Many owners and staff will be able to walk to the kennels and staff will also have the option of cycling and catching buses. For customers who drive, they will likely already be in their vehicles at the start or end of their holidays or work trips.

Flood Risk Assessment

The site is not in an area that has been shown to be at risk of flooding. At the same time the scheme will not increase the risk of flooding elsewhere.

Economic factors

Currently the building and the surrounding land is redundant and its maintenance is a financial burden on the farming enterprise.

The proposed scheme will provide employment for local trades persons during the construction stages. Once constructed the kennels will represent an investment for the farm, that could be borrowed against for future farm funding.

The income from the kennel business will supplement the farms income in the long term.

The kennels will provide local employment for up to 4 persons.

100 metres from the closest dwellings to the south and will be separated from them by farm buildings, the A259, a commercial yard and a treed area. The dwellings to the west will be more than 50 metres away and will be separated from the kennels by a large range of farm buildings.

In addition, the kennels are located inside the building and the external runs are to the south of the kennels, away from the dwellings to the west.

The waste from the kennels will be collected once or twice a month depending on the season and will be removed from the site in a waste company skip.

Social factors

The proposal will provide local employment

The proposal will provide a local community facility

The proposal will contribute to the viability of the overall farm business

Other Environmental factors

The proposal will make full and appropriate use of an existing redundant building.

The proposal will ensure the maintenance of the land surrounding the proposed kennels.

The site is located in a highly accessible location for a kennels.

The site is located in a rural area away from dwellings and noise sensitive uses.

Bins and Cycles

The scheme includes provision for the storage of refuse and recycling bins as shown on the site plans.

Energy Efficiency

The site is located within easy walking distance of local bus stops and within easy cycling distance of a range of homes and community facilities.

The site is readily accessible by car, as is typically required by owners dropping their pets off at the kennels when leaving to go on holiday.

Sustainability Conclusion

The scheme readily complies with the economic, social and environmental objectives of sustainable development as set out in the NPPF and the emerging Local Plan. It readily complies with the objectives of the environmental and economic policies set out in the adopted and emerging local plans and with the strategic, environmental and economic policies set out in the emerging Local Plan. Any conflict with the 2003 Local Plan would be materially outweighed by the significant benefits that would result from the scheme.