PLANNING, DESIGN & ACCESS STATEMENT

August 2011

STRUTT & PARKER



Roofing of Yard between two Existing Barns

Lychpole Farm, Sompting, West Sussex, BN15 0AY

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Introduction

This Planning, Design and Access Statement is in support of a Full Planning Application for the roofing of the middle section of two Barns at Lychpole Farm, Sompting, West Sussex, BN15 0AY. This statement has been prepared by Strutt & Parker LLP for and on behalf of the Sompting Estate. It should be read in conjunction with drawings numbered 1446/01, 1446/02, 1446/03 and 1446/04A.

This statement provides information on the background to the site, relationship to surrounding buildings, planning policy at a national, regional and local level and sets out an assessment and justification of the proposal. This statement has been prepared in full accordance with Government guidance, including DCLG Circular 01/2006.

SITE & SURROUNDINGS

Site and Surroundings

Lychpole Farm is located approximately 4 miles to the north east of Worthing, approximately 2 miles north of Lancing and 2 miles south west of Steyning.

The site is accessed off Titch Hill, which connects to the A27 to the south and with Steyning to the northeast. The farm is set some 400 metres back from the road along a private track. The site is surrounded on the all sides by open farmland, with a dwelling under a private tenancy approximately 25 metres to the east.

The application site comprises the yard section between two agricultural barns and measures 3392m^2. The existing barns are 32 metres in length and 8.9 metres in depth (2848m^2 each) with a maximum height of 4.9 metres. Each building is accessed via the yard area.

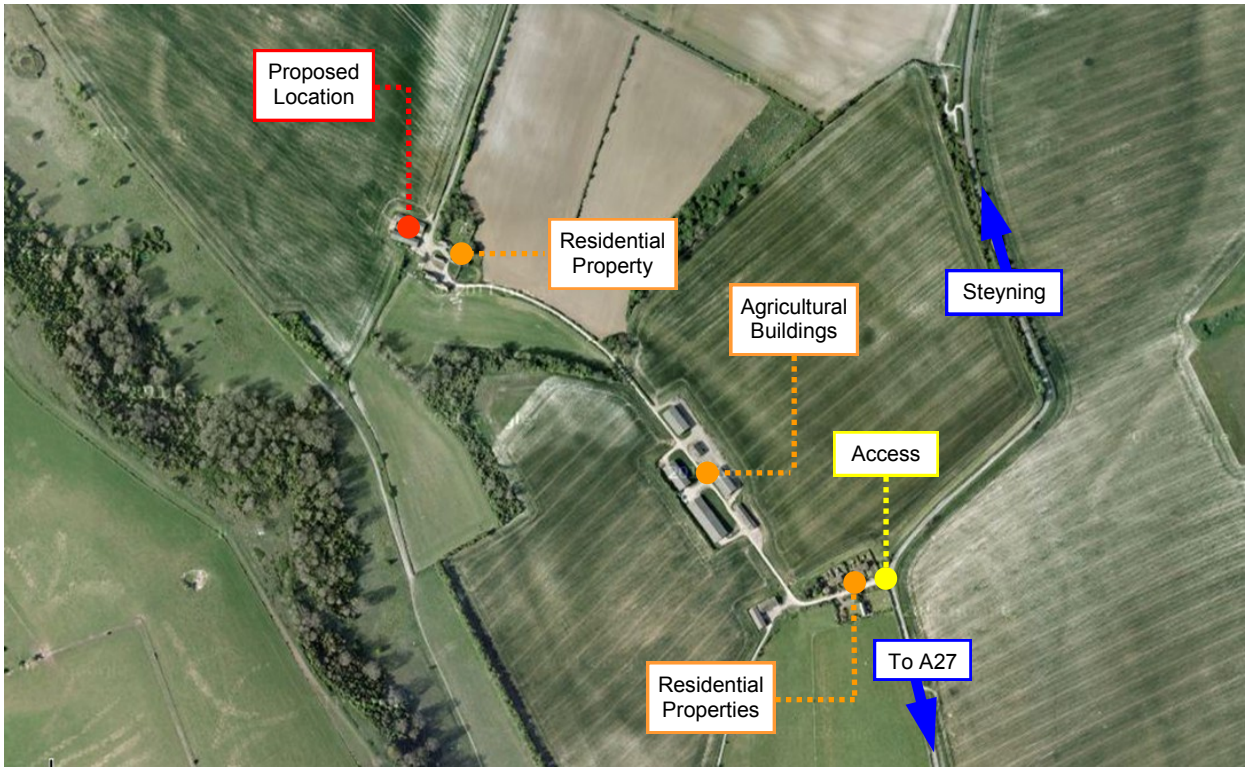


Figure A - Site and Surroundings



Picture 1 - Adjacent Agricultural building



Picture 2 - Adjacent Agricultural building



Picture 3 - Middle Section (Proposed Roofing Area)



Picture 4 - Adjacent Farmland

PLANNING HISTORY/ POLICY

Planning History

The Planning Application Register held by the District Council has been inspected as part of the preparation for this application. The following application is of relevance:

App Ref: ADC/0264/09

Description: Listed Building Application for Refurbishment / repair including removing ground floor modern partition walls to relocate the kitchen; installing partitions to form first floor ensuite bath and shower rooms with new wall opening and relocation of three doors; removal of modern first floor fireplace to bedroom one; and to reform garden room, fire grate and re-lay its floor with tiles.

Decision: Approved 27th August 2009.

Planning Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material consideration indicates otherwise. Section 38 (3) states that the development plan includes the Regional Spatial Strategy and other Development Plan documents. The Development Plan comprises the South East Plan and the saved policies of the Adur District Local Plan.

National Guidance

Planning Policy Statement 7 sets out the Government's approach to Sustainable Development in Rural Areas. Paragraph 21 states that nationally designated areas, including National Parks, have been confirmed as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given significant weight in planning policies and development control decisions in these areas.

Furthermore, it states that planning policies should support suitable located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities.

Paragraph 27 states that the Government recognises the important and varied roles of agriculture, including the maintenance and management of the countryside and of valued landscapes. Planning Policies in Regional Spatial Strategies and Local Development Documents should recognise these roles and support development proposals that will enable farming and farmers to:

1. Become more competitive, sustainable and environmentally friendly;
2. Adapt to new and changing markets.
3. Comply with changing legislation and associated guidance.
4. Diversify into new agricultural opportunities.
5. Broaden their operations to add value to their primary produce.

Local Plan Policy

The Adur District Local Plan was adopted in 1996. In 2007, the Local Plan was subject to a Direction by the Secretary of State to save a number of the policies. These saved policies will be replaced by emerging Development Plan documents in the Local Development Framework as and when they are adopted.

Policy AG1 refers to the location of development. It states that outside the development boundary, development will only be permitted in exceptional circumstances and subject to policies elsewhere in the Local Plan. Policy AC1 refers to development of the countryside. It states that the District Planning Authority will seek to protect the countryside of the Adur District for its own sake from development, which does not need a countryside location. Permission will not normally be granted for:

A) Development outside the boundary of the built up area, **unless** it is for quiet recreation or related to the essential needs of agriculture, horticulture or forestry.

Furthermore, it requires any development to be of a particularly high standard of design, to be in keeping with the locality, and sited so as to minimise noise disturbance and visual intrusion.

Policy AC6 refers to agriculture, horticulture and forestry developments. It states that where development to serve the essential needs of agriculture, horticulture or forestry is acceptable in principle under other policies of the Local Plan, the District Planning Authority will permit such development if the siting, design and external appearance of buildings are compatible with the landscape setting.

Policy AB11 refers to Listed Buildings. It states that where proposed new development is located within the setting of a Listed Building, the District Planning Authority will require that the design and materials do not adversely affect the setting.

PERMITTED DEVELOPMENT & BACKGROUND

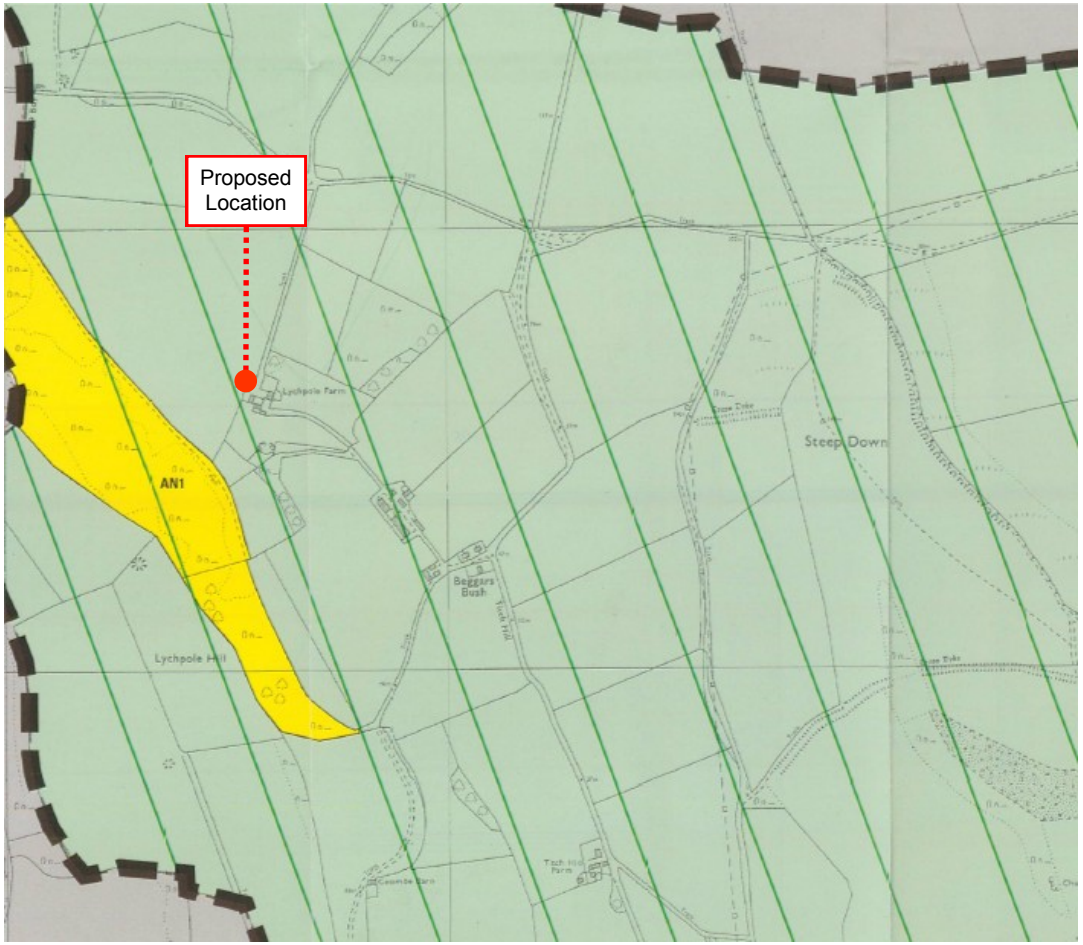


Figure B - Extract from Adur District Plan Proposals Map

Countryside

SSSI / Local Nature Reserve

AONB / Adopted South Downs National Park

Permitted Development

Part 6, Class A, states that development on units of 5 hectares or more, including works for the erection, extension or alternation of the building, is permitted development subject to various criteria, including:

1) It is reasonably necessary for the purpose of agriculture.
2) The height of the building would not exceed 12 metres.
3) It would not be within 25 metres of a trunk road / classified road.
4) It would consist of the erection or construction of a building or structure used for the accommodation of livestock that is not within 400 metres of the curtilage of a protected building.

Approximately 25 metres to the east is Lychpole Farmhouse. This is classified as a protected building, therefore this proposal does not benefit from permitted development rights and planning permission is therefore required.

Background

In 2009 / 2010, substantial renovation works took place to Lychpole Farmhouse. These works were approved under the Listed Building Consent previously referred to. These renovation works cost £130,000 and therefore the farmhouse has been let out on a private tenancy in order to meet the costs. Prior to this, the property had been occupied by persons employed in agriculture on the relevant holding.



Picture 5 - Lychpole Farmhouse

Design – Use

The proposal is to create a roof over the yard section between two barns. This is necessary for the handling of the numbers of livestock on the farm in order not only to work the farm economically, but also to manage land in a way that meets the landscape objectives of PPS7.

The site is located outside of any development boundary, however, Policies AG1, and AC1 of the Local Plan supports proposals for development essential for agricultural purposes.

Design – Amount

The section between the two barns measures 3,392m^2. As the application drawings show, the new roof over sails this area by an additional 2 metres to allow for proper operation of guttering.

The roof pitch is shallower than the adjacent barns at just 15 degrees and has a maximum height of 5.5 metres. This is approximately 0.6 metres above the adjacent barns.

Design – Layout and Appearance

The new roof expands over the yard between the two existing barns and will consist of grey fibre cement roof sheeting with 28 translucent roof sheets, together with crown and cranked ventilated roof capping. Treated timber space board is proposed on the gable peaks consistent with the character of the existing barns.

Policy AC6 supports agricultural development subject to siting, design and appearance. The roof will cover an area used by livestock and for the storage of feed. The covered area will give additional protection from the elements. The use of materials is consistent with the character of the area and adjacent units.

Listed Building

Lychpole Farmhouse is a Grade II Listed Building from the 18th Century. It is two storeys in height and is faced with flints with red brick dressings, quoins and modillion eaves cornice. It has a tiled roof, consistent with its age and character.

The property overlooks the two barns, and open feed area. The proposal would improve the appearance of the barns, and would result in an area to keep livestock and feed dry during wet periods.

Policy AB11 requires development to be designed using materials which do not affect the setting of a Listed Building. The proposal utilises typical agricultural building materials to maintain the low key agricultural character of the group without compromising the Listed Building.

Access and Parking

No changes are envisaged to the existing parking arrangements for the farm, and the proposals will have no undue impact on the parking at Lychpole Farmhouse.



Picture 6 - Feeding Area



Picture 7 - Feeding Area and External Space for Livestock



Picture 8 - Existing Access

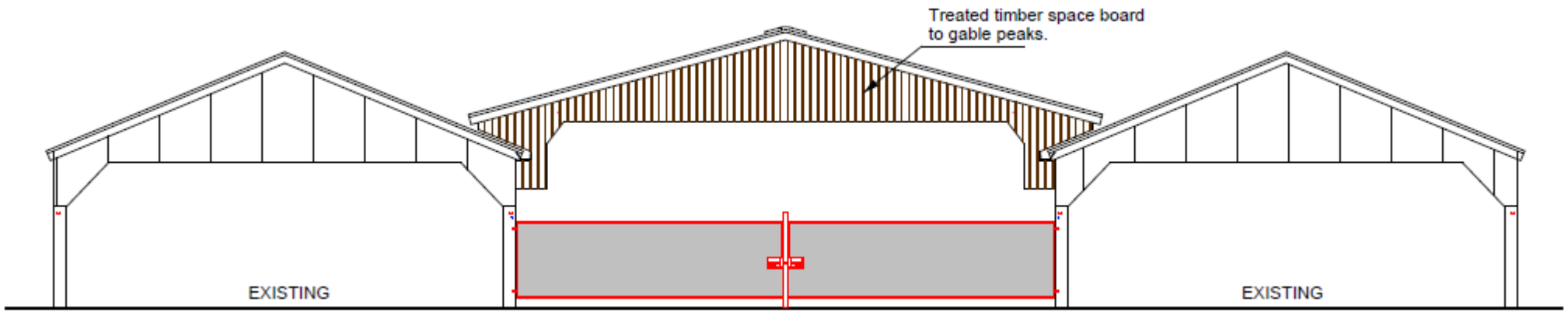


Figure C – Proposed South-East Elevation

Need

The existing barns accommodate a herd of 600 cattle. During the winter, the additional space will provide for improved welfare for cattle and for those tending them. As it stands, the open area between the barns does allow the elements to penetrate the buildings and reduces their effectiveness as shelters for cattle, feed and farm workers.

Conclusion

The proposal is to create a roof over the yard section between two existing barns. This is necessary for the handling of the numbers of livestock on the farm and providing additional shelter. The roof pitch is shallower than the adjacent barns at just 15 degrees and has a maximum height of 5.5 metres. This is approximately 0.6 metres above the adjacent barns.

The new roof consists of grey fibre cement roof sheeting with 28 translucent roof sheets, together with crown and cranked ventilated roof capping. Treated timber space board is proposed on the gable peaks consistent with the character of the existing barns.

The proposal would improve the views of the buildings from the adjacent Listed Building thereby improving its setting. It would also result in an area to keep livestock and feed dry during wet periods.

Had the adjacent property not been let outside of the farm tenancy, the proposal would have benefitted from Permitted Development under Part 6 Class A. The scheme is in full accordance with PPS7, and policies AG1. AC1. AC6 and AB11of the Adur District Local Plan which supports agricultural development.



Picture 9 - Existing South-east Elevation