

DESIGN AND ACCESS STATEMENT & PLANNING STATEMENT

Replacement Dwelling Adjacent to
Newbrook Industrial Estate,
Pound Lane,
Upper Beeding,
West Sussex,
BN44 3JD

REVISED LOCATION OF PROPOSED REPLACEMENT DWELLING

Application by: Mr Simon Stringer

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This Design & Access & Planning Statement has been prepared to accompany the Full Planning application for the revised location of replacement Dwelling located Adjacent to Newbrook Business Park, Pound Lane, Upper Beeding, West Sussex, BN44 3JD

1.0 Introduction

1.1 A full planning application is submitted to Horsham District Council for the construction of a replacement dwelling in a revised location adjacent to the Newbrook Industrial Estate, Pound Lane, Upper Beeding. This statement incorporating a Planning Statement should be read in conjunction with submitted drawings and other documentation.

1.2 The application seeks permission from Horsham District Council to construct the replacement dwelling in a revised location as approved under Ref: **DC/22/1683** adjacent to the area formerly used as a riding school with livery which was accessed via the industrial estate security gates.

1.3 The replacement proposal is on land adjacent to the industrial estate but divorced from the previous location to afford privacy to occupants, The Parish Council made comments to support the location in consideration of the original application.

1.4 The industrial estate evolved some 22 years ago when initially 8 units were constructed replacing old sub-standard buildings and the Livery and riding stables and sand school were part of the overall development

Subsequently the industrial estate has expanded and there are now 22 units

1.5 The original accommodation was initially a mobile home which has had extension over the period of time and has a Lawful Development Certificate.

The Enforcement file when the case was closed reads:

“The mobile home has had extensions to which would make it a permanent building. It is considered that even at the time of the Appeal the building would have been lawful as it would have been in 4 years rather than 10, This was not raised in the 2015 application as it was a planning application rather than a certificate of lawful development. It is considered that this is now lawful by virtue of time.”

(See confirmation from Enforcement Officer in Appendix)

1.6 These facts lead to the support of the replacement dwelling under the planning application DC/22/2023 approved

2. Application Site & Context

2.1 The application site had formerly been used as a livery with, and riding facilities complete with sand-school, and the living accommodation, however that business has now ceased, and the land the subject of this application is located adjacent to the existing Newbrook Industrial Estate located off Pound Lane, Upper Beeding, West Sussex, BN44 3JD.

2.2 The proposal is to construct a replacement dwelling of modern construction materials and energy efficiency to replace the old sub-standard building

2.3 A full planning application is therefore submitted with this and the Planning statement in support of the application details.

2.4 The replacement dwelling will provide much-needed accommodation in the locality and in terms of the Industrial Estate will provide additional security by a permanent residence being adjacent to the Business Park.

3. The Approach

3.1 Following careful consideration it is considered that the replacement dwelling virtually within the industrial estate would not be conducive as a residential dwelling location and therefore the request is to relocate this to an adjacent location on land still within the applicant's ownership

3.2 The proposal submitted utilizes the same building as previously approved together with storage shed which provides a very adequate garden with a vastly improved outlook

4. Design

4.1 The design of the replacement building is in the form of a chalet bungalow, which is similar to other buildings in the immediate locality.

This provides a low-level design but utilizes the roof space to provide better living accommodation

The design will incorporate the provision of an Electrical Vehicle charging point will be provided, together with high-speed broadband communication.

(SEE DRAWING No. 250822-03 Rev A)

4.2 Whilst the relocated dwelling is still close to the factory estate, with modern construction and double or triple glazed windows will mitigate and sound interference, albeit it must be acknowledged that in general terms the occupants/tenants of the factory units have relatively quiet uses and those units adjacent to this site do not have any windows or doors facing the proposed relocated dwelling site.

4.3 It should also be understood that the operation time of the factory estate is from 7.30 am until 18.30 hours, when the automatic barrier gate to the estate closes. Hence, from a bedroom use and general living quarters there is no noise after 6.30 pm from the factory estate.

The weekend working hours of the factory's weekend is from 09.00 to 13.00 with no activity on Sundays or bank holidays.

5.0 Layout

5.1 See drawing number 250822-05, for building and new access off Pound Lane
The existing dwelling has been demolished, and therefore I request a Planning Condition for this application to clarify that this proposal is in substitution of approval as issued under Ref: DC/22/1683

Alternatively, if so required the applicant will be happy for a revocation order to be provided in respect of the current approval.

The area of this alternative location is of the same area as previously approved

5.2 A garden shed will be provided for the benefit of garden implements and cycle storage

6.0 Scale

The existing dwelling had a GIA of 69.8m² and the replacement dwelling floor area will be the same, albeit of course to provide better living accommodation the bedrooms and bathroom facilities will be provided on the first floor within the roof area.

This application is for the same dwelling as approved under application Ref: DC/22/1683

7.0 Landscaping

7.1 The existing trees and front fence to Pound Lane will be retained apart from the access area
A new hedge will be planted as indicated on the site plan which will more than compensate for the loss of access hedge removal

7.2 A small patio will be formed outside of the living room sun-fold doors.

7.3 New entrance gates will be timber, automatically operated, with the new driveway and turning space in permeable block paving

The balance of the garden area will be laid to lawn.

8. Access

8.1 Access to the relocated dwelling will be formed off Pound Lane

8.2 Traffic movements will be the same as when the existing dwelling was last and with the riding stables now ceased, generated traffic movements will be less and of course use from Saturday afternoon until Monday morning together with Bank Holidays will be restricted by a planning Condition on hours of use as they exist now.

9.0 Planning Policy.

The National Planning Policy Framework – July 2021

9.1 Paragraph 11 applies a presumption in favour of sustainable development:

For plan making this means that:

- a) Plans should positively seek opportunities to meet the development needs of the area and be sufficiently flexible to adapt to rapid change.*
- b) Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighboring areas, unless:
 - i) The application of policies in this framework that protect areas assets of particular importance provides a strong reason for restricting the overall scale, type, or distribution of development in the plan area; or*
 - ii) any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.**

For decision- taking this means:

- c) Approving development proposals that accord with an up-to-date development plan without delay; or*
- d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) The application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposal; or*
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.**

9.2 Policies 25,32 and 33 of the HDPF promote development that protects, conserves, and enhances the landscape character from inappropriate development. Proposals should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of high standard or design and layout which relates sympathetically to the landscape and built surroundings.

9.3 Policy 8 of the Upper Beeding Neighbourhood Plan outlines that the scale, density, massing. Landscape design, layout, and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character of the surrounding buildings, The design, scale, and form of the proposed be reflective of those which already exist within the business park and would similarly be sited alongside existing development. It is considered given the existing established character of the site and the approach taken for the proposed industrial units, that the development would not have any adverse impact on the visual amenities of the locality, and there is no conflict with the aims of the above policies.

10.0 Sustainability

10.1 Construction materials: Local Stock brick facings, plain machine-made clay tiles in brindle colour Weatherboarding to gables and dormer checks in Marley Cedral boarding. Dark grey colour. Windows in UPVc white finish

10.2 High efficiency thermal insulation to complete envelope of the building, energy efficient lighting for compliance with current Building Regulations.

10.3 Water neutral conformation for the replacement dwelling to comply with requirements of Natural England.

Rainwater harvesting system for this dwelling to assist with mitigation of water neutrality.

10.3 The materials used in the construction of this replacement dwelling will be sourced from local trade suppliers where possible and to a high grade of finish.

10.4 The existing building and site is located within a flood risk zone, however as the footprint of the building is the same as that to replace the finished ground floor level will be determined by that existing level and confirmation from the Consultant providing the FRA (Flood Risk Assessment) Surface water run-off will be dealt with via a soakaway system with overflow to adjacent ditch water course system, all as shall be agreed and determined with Building Control.

10.5 Builders waste will be kept to a minimum but that will be removed in skips by a local company and recycled as far as possible.

10.6 The new/replacement building's energy supply will be via "Air Source Heat Pump" system to serve underfloor heating and hot water.

10.7 The applicant is a Building Contractor and will construct this new dwelling and will maintain a secure site during the construction and comply with working hours as shall be instructed by the Local Authority guidelines.

10.8 The proposal does not provide any features of negative ecological impact.

A Water Neutrality and Flood Risk Assessment will be supplied in support of this application.

11.0 Summary and Conclusion

11.1 The applicant considers that the proposal is in compliance with Horsham's and the National Planning Policy Framework relevant policies. The replacement dwelling will provide important living accommodation for a small family and additional security to the adjacent factory estate.

11.2 The applicant will offer this dwelling for rent to local residents and confirms that he has no intention of selling this property adjacent to his factory estate so that he can control the tenancy.

It is considered that traffic movements will in all probability be reduced from the use of the riding stables, and in fact as the factory site will have controlled working hours, there will be far less use at weekends and no Public Bank holidays, whereas the Riding Stables was not restricted on hours of use, and this will be beneficial to the replacement dwellings occupants.

11.3 The application seeks approval for this replacement residential dwelling in the revised location. The development presents Horsham District Council with the opportunity to support within the parish of Upper Beeding, in compliance with planning policies. The net impact upon the surrounding site, amenities and highways is not negative nor amounts to substantive reason not to permit the development

10.3 It is respectfully requested that the application be offered full support by the Horsham District Council and grant approval. The Applicant is willing to agree to any conditions deemed necessary in granting this permission.

APPENDIX

- Copy of Planning Consent for replacement dwelling under Ref: DC/22/1683
- Rainwater Harvesting and water treatment as required under Water Neutrality
- Flood Risk Assessment / Report
- Ecology report and BNG net gain assessment

