

Design and Access Statement

For Application: Proposed change of use of three holiday lets to Office Use, The Old Farmhouse, Seaford Road, Newhaven, BN9 9EE.

Design

Amount

The site is located between Newhaven and Bishopstone. Access is from the A259 and serves six dwellings, and an equestrian centre. There has been holiday lets on this site since about 1997. The land has recently been purchased by my clients, who are retired and find the current use is not something they wish to continue during their retirement.

However, they would still like to make use of the asset of this single storey building. They would like to convert the building into office use, keeping some of the internal facilities that currently exist. This would make small but very serviceable office units, in a rural location, but close to Newhaven.

Layout

There are no proposed changes to the layout that currently exists, only the use of the rooms.

Scale

The scale of the building does not change. The internal space currently used for the three holiday lets amounts to 137.6sq.mts. The actual proposed office space is only 116sq.mts.

Appearance

The external appearance of the building does not change at all.

Landscaping

The site is set within a formal landscaped garden setting and surrounded by a flint wall. No further landscaping is proposed.

Access Component

There is an existing access onto the A259 which serves the site and other properties. This will not be altered.

The original approved plans for the holiday lets showed seven parking spaces which still exist. The parking requirement for the amount of offices proposed is only four.

Eco Systems Statement

An ESS is attached.

Biodiversity Statement

This is an existing building and there are not any ecology issues.

Lighting Assessment

All the windows on this single storey building face inwards towards a landscaped garden. No further windows are proposed. Unlike the use for holiday lets, the offices will not normally be open during evening time, therefore reducing any light pollution currently emanating from the site.

Heritage Statement

This is not required for this application.

Landscape Appraisal

A separate landscape appraisal is not required for this application.

Sustainability Statement

The location of the site, although located outside the Newhaven boundary is nevertheless in a sustainable location. There are good footpath and cycle links directly into Newhaven. There is a bus stop immediately outside the access to the site. There is a frequent and regular bus service which links Brighton and Eastbourne. There are also railway stations at Newhaven and Bishopstone a short distance away.

Flood Risk Assessment

The land is not in a flood risk zone.

Land Contamination Assessment

This is a built site so there is no contamination matters.

Noise Assessment

This is a small site. All outlook is onto a private garden. There are no rear windows and there is also a flint wall at the rear and around the garden area. The use itself would not generate any noise issues. The use of the site for offices would generate less noise than if the holiday units remained.

Planning Statement

The relevant Policy in the Local plan is set out below.

Strategic Policy SD34: Sustaining the Local Economy

1. Development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that they meet one or more of the following:

- a) Promote and protect businesses linked to the National Park's key sectors of farming, forestry and tourism;*
- b) Promote and protect green businesses linked to ecosystem services;*
- c) Support rural supply chains across the National Park and its environs and encourage closer ties between rural businesses;*
- d) Provide for and support small and micro businesses through the provision of small, flexible, start-up and move-on business units including incubator uses;*
- e) Provide flexibility for established businesses to secure future resilience and protect local jobs;*
- f) Intensify the commercial use of an employment site and make a more efficient use of brownfield land; and*
- g) Promote smart economic growth and advances in information and communications technologies, particularly superfast broadband.*

This application will provide small office suites to promote micro businesses and provide a rural location close to urban areas. The small offices provide suitable space for start-up businesses. It makes efficient use of previously used space. Less parking is required than that needed for the holiday lets.

It is considered this small amount of office use, rather than the continued use of three holiday lets is acceptable in this location.

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