



# **PLANNING DEIGN AND ACCESS STATEMENT** for 63 Street End, Sidlesham, PO20 7RG.

December 2023

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## 1.0 INTRODUCTION

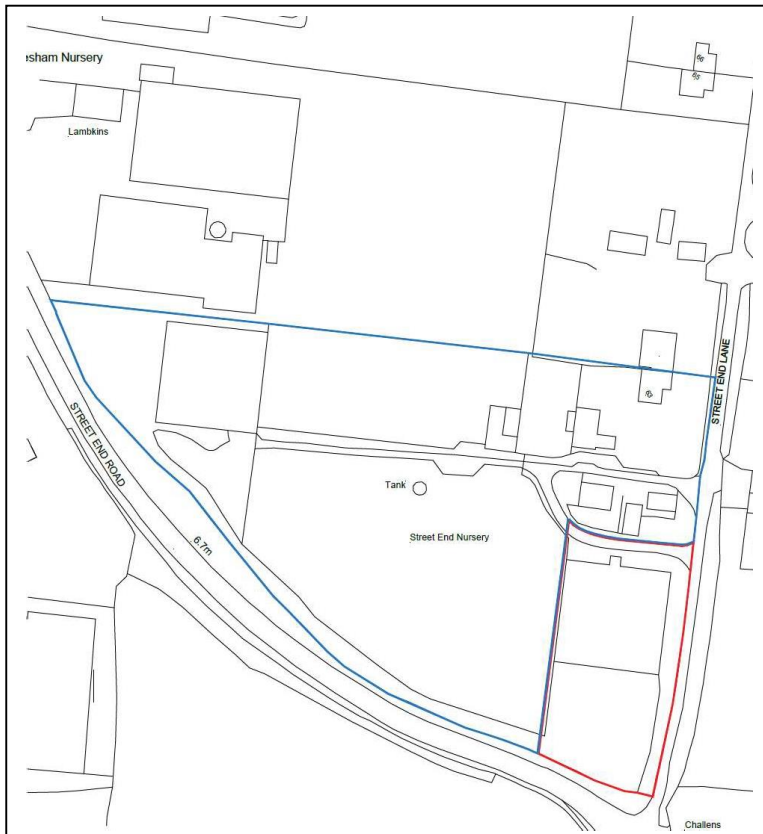
**1.1** This Planning, Design & Access Statement accompanies a full planning application for the demolition of the existing glass house and construction of 2 no. units of accommodation at 63 Street End Lane, Sidlesham, PO20 7RG. The proposal follows an outline application with all matters reserved for the demolition of existing glasshouse and construction of 4 no. tourist accommodation units and associated works under planning reference 23/01421/OUT and further discussion through SI/23/02480/PRESS. The plans now show a reduced level of development, new access and associated landscaping.

**1.2** Plans and information submitted in support of the application comprise the following:

- Location Plan no. 1561\_DP100-01
- Block Plan no. 1561\_DP101-01
- Site Plan no. 1561\_DP102-01
- Elevation and Floorplans unit3a no. 1561\_DP103-01
- Elevation and Floorplans unit3b no. 1561\_DP104-01
- Landscape and Biodiversity Plan GS240 v6
- Photo sheets
- Preliminary Ecological Appraisal
- Foul and Surface Water Drainage Strategy
- Leisure Statement of Justification
- Sustainability Statement
- Lighting and Noise Assessment

## 2.0 THE SITE & SURROUNDINGS

- 2.1** The application site comprises existing redundant glasshouses and disused grassland to the south of the associated dwelling, located on the western side of Street End Lane on the corner of Street End Lane and Street End Road - see Figure 1 below. Sidlesham is characterised by spacious, in some cases former, Land Share Association plots which now include a variety of uses having evolved over time from their original horticultural purpose. Fields adjoin the site to the west and south.
- 2.2** Development in this area is sporadic fronting the highway in linear form, with a number of glass houses to the north of the application site along with a mix of commercial premises and residential properties of varying types and styles. Less than 250 metres to the south of the site a well-established touring caravan site is located fronting Selsey Road. The area is characterised by its semi-rural feel and verdant appearance with the site itself bounded by significant mature tree and hedge planting.
- 2.3** The site is located within a designated countryside location, between the settlements of Hunston and Selsey on the B2145. The application site is well related to the village of Sidlesham with its range of services including petrol station, shop and public house. The B2145 is the main road which connects Chichester to Selsey and its wide range of services and facilities being a major destination in the area with its holiday parks, tourist offering and beaches. The site is located within 80 metres of a bus stop with regular services (every 15 minutes during the day) linking the site to Selsey and Chichester.
- 2.4** The site is located within Flood Zone 1 and as such is at the lowest risk of flooding. There are no other site-specific constraints.





### **3.0 PLANNING HISTORY OF THE SITE**

**3.1** Relevant planning history for the site includes the following:

23/01421/OUT | Outline Application with all matters reserved for demolition of existing glasshouse and construction of 4 no. tourist accommodation units and associated works.

SI/20/01666/PNO3R - Use of building [aggregate floor area not exceeding 150 square metres] for a flexible commercial use, namely for Classes B1 and B8 purposes. Decision accessed prior approval of details will not be required and issued in July 2020.

SI/19/01704/FUL - Erection of 1 no. custom/self-build dwelling - Alternative to dwelling permitted by virtue of Class Q Prior Approval for Change of Use from Agriculture to Class C3 (Dwellinghouse) under SI/18/03379/PA3Q. Permitted September 2019.

SI/18/00632/PA3Q - Class Q application for Prior Approval - Change of use from Agriculture to Dwelling (C3 Use Class). Renewal of Class MB approval under LA Ref: SI/15/00281/COUPMB. Refused in June 2018.

#### **Pre-application Enquiry LA Ref: SI/23/02480/PRESS**

- 3.2** The pre-application enquiry was submitted to the Local Planning Authority in September 2023. The enquiry related to the demolition of the glass house and the construction of 2 no. holiday lets.
- 3.3** Based on the feedback from the pre-app the applicant has reconsidered the approach to the site at 63 Street End Lane. It is considered that a smaller application for 2 no units of tourist accommodation would be better.



## 4.0 RELEVANT PLANNING POLICIES

### National Planning Policy

**4.1** The National Planning Policy Framework (NPPF) was updated in July 2021. The following sections are relevant to the consideration of this proposal for tourist accommodation.

**4.2** In Section 2 Achieving sustainable development - Paragraph 7 states the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out three overarching objectives which are interdependent and need to be pursued in mutually supportive way. The three goals are:

- Economic – to help build a strong, responsive and competitive economy.
- Social – to support strong, vibrant and healthy communities.
- Environmental – to contribute to protecting and enhancing our natural, built and historic environment

**4.3** Section 6 - Building a strong, competitive economy supports a prosperous rural economy.

Paragraph 84 states that planning policies and decisions should enable:

- Sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; the development and diversification of agricultural and other land-based rural businesses;
- Sustainable rural tourism and leisure developments that which respect the character of the countryside; and;
- the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural building, public houses and places of worship.

**4.4** Paragraph 85 states that planning policies and decisions should recognise that sites meeting local business and community needs in the rural area may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).

**4.5** The Conservation and Enhancement of the Natural Environment is covered in section 15 of the NPPF. Paragraph 176 confirms that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

### Chichester District Local Plan 2014-2029

**4.6** Local Plan policy relates to the Chichester District Local Plan 2014-2029. Policy 1 (Presumption in Favour of Sustainable Development), Policy 2 (Development Strategy and Settlement Hierarchy), Policy 30 (Built Tourism & Leisure Development), Policy 40 (Sustainable Design & Construction), Policy 43 (Chichester



Harbour Area of Outstanding Natural Beauty), Policy 45 (Development in the Countryside) & Policy 48 (Natural Environment) are relevant to the proposals.

- 4.7** Policy 30 states proposals for tourism and leisure development will be granted where it can be demonstrated:
1. It is sensitively designed to maintain the tranquillity and character of the area;
  2. Is located so as to minimise impact on the natural and historic environment, including that of visitors or users of the facility, particularly avoiding increasing recreational pressures on Chichester Harbour AONB and Pagham Harbour and other designated sites;
  3. It provides a high-quality attraction or accommodation; and
  4. Encourages an extended tourist season.
- 4.8** In the countryside planning permission will be granted for new tourism buildings including bed and breakfast, self-catering and hotel facilities where the above and following criteria have been met:
1. Be of a scale appropriate to the location and demonstrate they require a rural location and cannot be accommodated elsewhere, or the proposal is associated with the expansion of an existing facility; and
  2. Support the objectives of rural regeneration/diversification.
- 4.9** Policy 43 states that the impact of individual proposals and their cumulative effect on Chichester Harbour AONB and its setting will be carefully assessed. The impact of the proposals on the AONB has been considered due to the proximity of the site to the AONB boundary.
- 4.10** Policy 48 deals with the protection of local landscape character. Policy 48 resists development that has an adverse impact on the openness of views in and around the coast and designated environmental areas. Development should recognise local landscape character and sensitively contribute to its setting and quality. The ecological enhancements proposed to the field are in accordance with Policy 48 particularly proposing to sensitively contribute to the setting and quality of natural environment.

## 5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

- 5.1 The proposed development involves the demolition of the existing glass house on site and the construction of 2 no. units of tourist accommodation with access, parking and associated landscaping. The amount of development is modest and reflects the siting of the existing glass house, without spreading built form over a wider area of the site. The drawings show low profile buildings with a barn like appearance to prevent an urbanising form of development.

### Design Principles & Appearance

- 5.2 The site was promoted as a potential housing site in the latest HELAA, and the Council's assessment commented that the site is potentially suitable for redevelopment if no longer required for horticultural or other employment uses. A previous pre-application enquiry presented a scheme to further explore the site's development potential, and to make efficient use of the redundant nursery site for commercial units forming employment uses.
- 5.3 Many of the Sidlesham LSA plots, due to the small capacity, have struggled to prosper as the larger holdings driven by large scale supermarket production have taken over the industry. The limited size of the site and the cost of replacement units has resulted in the site falling into disrepair and the glasshouses are now dilapidated. The redevelopment of the site for small scale tourism uses would enhance the quality of the area and allow the reuse of this site with a greater purpose providing diversified income.
- 5.4 The proposed elevations submitted indicate the buildings could take a traditional barn typology with modern detailing, with brick plinth, black timber weatherboarding and profiled sheet roofing, which reflect typical agricultural styles.



Figure 2. Proposed elevation

### Layout & Scale

- 5.5 The site plan demonstrates that the re-use of the site shown overpage

can be achieved to provide an efficient layout and appropriate use in this location whilst allowing for good levels of amenity space, parking and areas for landscaping.

**5.6** In terms of amenity, the traffic generated by the small-scale holiday use would not contribute significantly to increased vehicular movements or cause harm to highway safety. The existing road infrastructure can support any minor increase and the site is also easily accessible by public transport. Guests can bring their own cycles or arrange cycle hire as part of their stay. The proposal would include adequate car parking (2 spaces per unit plus 2 no. visitor spaces as indicated on the site plan) and the traffic deriving from the tourist accommodation would be less than that associated with the former horticultural use.

**5.7** The sites lies outside of the Sidlesham Horticultural Development Area and is characterised by small to medium size nursery developments, with views of glasshouses afforded along both Street End Road and Street End Lane through the landscaping. The area is also characterised by its loose knit residential development, which mostly comprises dwellings associated with horticultural uses. The potential layout of the barn style units illustrates the proposal would not result in a significant intensification of development across the site, and the illustrative elevations which indicate a small barn typology incorporating natural timber weatherboarding to the elevations would be reflective of the countryside location of the site. The modest scale development proposed would be in keeping with its surroundings.



### Chichester Harbour Special Protection Area

**5.8** The proposed development will result in a net increase in dwellings within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA). The applicant agrees to pay any monies required for mitigation via a financial contribution to Bird Aware Solent (for Chichester & Langstone Harbours SPA) which can be secured by the Council’s standard Unilateral Undertaking in the usual way.

### Tourism Offering

**5.9** Tourism is the fastest growing industry in Britain. It is expected to expand by 3.8% a year up until 2025, accounting for 10% of all jobs. £22.5 billion was spent by overseas travellers in the UK in 2016. Inbound tourism statistics recorded 37.9 million inbound visits to the UK in 2018, 3% less than 2017 which had 39.2 million.





- 5.10** Tourism plays a key role in Chichester District’s economy. According to Visit England data, tourism produces the following in Chichester District:
- 5.2 million day trips each year generating spending of £144 million.
  - 405,000 ‘staying’ trips each year, equating to 1.3 million ‘bed nights’, and generating spending of £75 million.
  - c. 7,500 jobs in tourism and leisure, plus numerous ‘support’ jobs.
- 5.11** The Southeast region attracts the highest tourism spend for any region outside London. In Chichester District, tourism and leisure generates significant direct expenditure and is the largest private sector employer.
- 5.12** The site is located within this popular tourist destination close to the historic city of Chichester and the coast with safe and convenient access to the local footpath network and the surrounding countryside. The tourist accommodation would be designed to include a bike store where guests can either store their own bikes securely or borrow bikes provided for hire for sustainable travel in the local area.
- 5.13** The application site would offer small-scale tourist accommodation, proposed 2 and 3 bed units which would complement the established tourist accommodation in the area. It is envisaged that the units will be attractive for short stays for people wanting to engage in wider countryside pursuits with access to the beaches and Harbours via the local footpath networks.
- 5.14** The small-scale tourist accommodation would make a positive contribution to the local rural economy by bringing visitors to the area and by collaborating with existing local businesses and employing local people in connection with the tourist use, for example cleaners, maintenance staff and a gardener.
- 5.15** Chichester Local Plan (CLP) acknowledges that there is a need for overnight tourist accommodation in the District. The Visitor Accommodation Need Assessment (“VANA”) and draft Local Plan Preferred Approach restate and confirm that Chichester has insufficient visitor accommodation relative to the demand from tourists. The VANA provides compelling and up-to-date data which supports the Council’s own evidence and shows that not only is there an insufficient amount of accommodation to meet needs, but that the existing accommodation is heavily skewed towards campsite accommodation (which doesn't provide a year-round tourist season) and hotel accommodation provided in the District, approaching three quarters graded between 1\* and 3\*. Consequently, there is significant need for the type of accommodation proposed in this application. The holiday units will significantly increase the proportion of 5\* accommodation in the District and allow for a year-round tourist season, in accordance with the objectives of CLP Policy 30.
- 5.16** A fundamental aim of the NPPF is to support development which stimulates economic growth, particularly in rural areas. Paragraph 84 specifically encourages growth and expansion of all types of business in rural areas, including in respect of tourism and leisure developments.
- 5.17** One of the main objectives of the Council’s economic development policies is to focus economic growth through an expanded and enhanced tourism industry. As detailed above this industry attracts inward investment, creates employment and increased local spend. The Council’s evidence shows that there are insufficient facilities which keep tourists in the District overnight. Moreover, the majority of the accommodation available in the District is seasonal, which fails to attract year-round use. This proposal would help in a small way to address this shortfall and encourage tourists to stay overnight.



- 5.18** Local Plan Policy 3 deals with the economy and employment provision and sets out to support the Council's overarching vision of boosting the local tourist industry to create jobs and economic growth. Associated with this is Policy 30, which in the context of rural tourist accommodation development, requires that development supports rural regeneration and diversification, moving away from traditional land-based industries to create new sustainable employment opportunities. The proposed development attracts considerable support from Policy 3. It will make a significant contribution to the Council's objectives for economic growth and the benefits of this carry substantial weight in the planning balance.
- 5.19** It is evident that the proposed development will have a small, but essential impact on the District's economy, creating a number and range of jobs in the local area and, in accordance with CLP Policy 30, supporting the key objective of rural regeneration and diversification.



## **6.0 CONCLUSION**

- 6.1** As set out within this statement the change of use of the land and stationing of 2 no. tourism units of limited appropriate, proportionate scale would not have an adverse impact on the visual quality and character of the area. The tourism use would support the rural economy, promoting tourist activities in this sustainable location close to the footpaths and surrounding countryside.
- 6.2** The proposed development has been prepared with due regard to the character and appearance of the site and the surrounding area, and its relationship with existing neighbouring properties.
- 6.3** For all the above reasons the application proposal complies with the policies of the Local Plan and the overarching objective of the National Planning Policy Framework to deliver appropriate sustainable development. As such we therefore request that the application is granted outline planning permission at the earliest opportunity.