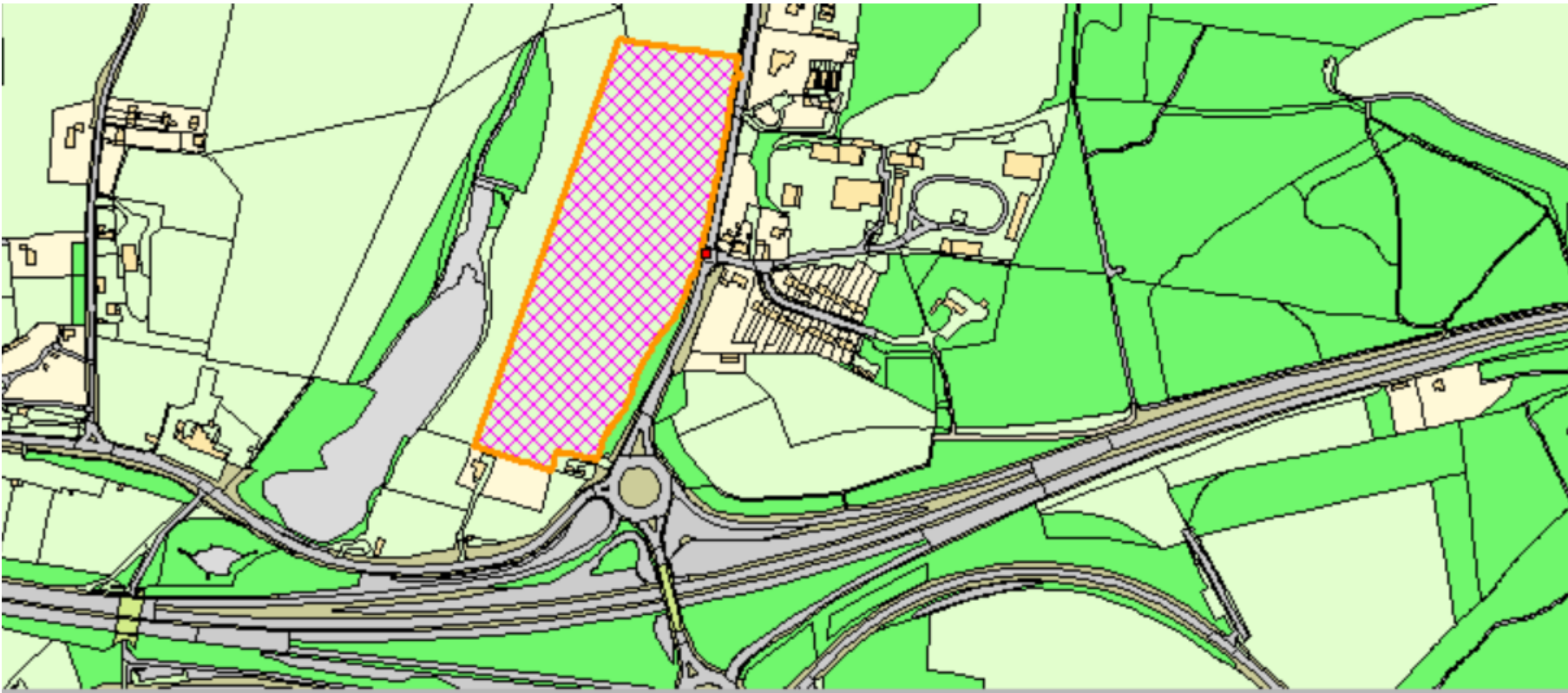


Report to: **Planning Committee**
Date: **12 March 2026**
By: **Director of Placemaking**
Application Number: **SDNP/25/04375/FUL**
Applicant: **Roots Allotments**
Application: **Retrospective application for the siting of 3 no. containers; a grey one acting as an office, a green one acting as a tool store and a blue one acting as storage, and the installation of 1 no. CCTV camera on a fixed wooden structure.**
Address: **Roots Allotments, Patching Meadows, Long Furlong, Worthing, BN13 3UT**

Recommendation: That planning permission be refused for the reasons set out in paragraph 9.1 of this report

Site Location Map



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Executive Summary

Key matters

- The application site lies within open countryside to the south of Patching and is accessed from Long Furlong (A280). The site consists of a large rectangular parcel of land currently in use as allotments.
- The application seeks retrospective planning permission for the siting of three containers and installation of a CCTV camera mounted on a timber post. These structures have been introduced to support the functioning of the site as allotments, providing a site office, storage and security for allotment members.
- Planning permission for the use of the site as allotments is not being sought. The application has been submitted on the basis that the applicant believes the site to be remaining in agricultural use as allotments and has specifically applied for the physical development associated with that use.
- Whether a material change of use has occurred lies outside the scope of this application, as does the question of whether a particular agricultural operation benefits from permitted development rights. That matter is currently the subject of a separate and ongoing investigation by the Planning Enforcement Team.
- The nature and appearance of the structures introduced are of significant concern. The three containers, by virtue of their industrial form, and utilitarian materials, appear starkly at odds with the rural character of the surrounding landscape. The CCTV camera and associated post, although smaller in scale, contributes further to this cumulative visual impact.
- These elements are particularly prominent when viewed from the adjacent Public Right of Way (PRoW), from which the site is readily visible. The proposed development fails to conserve or enhance the landscape character of the area and results in harm to the visual amenity experienced by users of the PRoW. For these reasons, the application is recommended for refusal.
- The application is before Members for determination due to the level of representations received.

I. Site Description

- I.1 The application site relates to a large rectangular parcel of land located to the west of Long Furlong, towards the southern edge of Patching. The site's topography falls in a westerly direction. The site is in close proximity to multiple Public Rights of Way, including PAT/2177/5, which runs from the highway, through the site before continuing north-west towards Coldharbour Lane.
- I.2 The southern boundary of the Patching Conservation Area lies approximately 250m northwest of the site, with the southern boundary of Clapham Conservation Area located a similar distance away to the northeast. The nearest listed building is Plantation Cottage, a Grade II designated property situated on the opposite side of Long Furlong.
- I.3 The site is enclosed to the south, east and north by established hedgerows and trees, while the western boundary is slightly more open in character. The northern part of the site is subject to a Tree Preservation Order (TPO/PA/1/101) due to the presence of several Oak trees.
- I.4 The site is accessed through an existing entry point that connects to a track leading to the main entrance into the allotment compound. Three metal containers are positioned adjacent to the eastern boundary, and a CCTV camera has been installed next to the main entrance which are the subject of this application.

- 1.5 Elsewhere within the site but not forming part of this application there are a number of elements associated with the allotment use, including individually marked out plots, areas of imported compost, standpipes and water troughs, perimeter fencing, picnic benches, an access track; a portaloos and green plastic matting used for vehicle parking.
- 1.6 Residential properties, industrial buildings and depot, plus a dog kennels are east of the site on the opposite side of the A280. A dwelling here is also grade II listed and is immediately opposite the site and adjacent to the A280. Further south is the junction of the A280 with the A27 and Patching Pond.
- 1.7 To the north is the neighbouring Clapham and Patching Village Hall and cricket ground, beyond which is Clapham village approximately 350 metres from the application site, which has a conservation area. Patching is approximately 400m north west of the site, which also has a conservation area. West of the site are also fields and woodland.

2. Relevant Planning History

- 2.1 No relevant planning history to report.

3. Proposal

- 3.1. Planning permission for the use of the site as allotments is not being sought. This application is specifically related to retrospective development of the siting of three metal containers and a CCTV camera pole. The metal containers are sited in a linear arrangement along the eastern site boundary adjacent to the road, with two located together in the northeast corner of the field and a third positioned to the southeast.
- 3.2. Each container measures 6.1m in length, 2.4m in width and 2.6m in height. The northernmost grey container functions as a site office, the adjacent green container is used for tool storage for use by allotment members and the southernmost blue container is used for general storage purposes.
- 3.3. The CCTV camera is located adjacent to the site office and main entrance into the allotment site. The camera is mounted on a wooden post 4m high. It has been installed for maintaining the security of the site and the allotment users and staff.

4. Consultations

- 4.1. **Ecology (Hampshire County Council)** – No objection, subject to condition.

Officer response: The Ecologist has recommended further details relating to ecological enhancements to be submitted and their installation secured by condition. If the application was to be approved, further details of the ecological enhancements could be secured by means of a suitably worded planning condition.

- 4.2. **Highways - Public Rights of Way (West Sussex Country Council)** – No objection.

- 4.3. **Patching Parish Council** – Objection, as follows:

- Visually intrusive.
- Negative impacts to rural character.
- Disregards strong community opposition.
- Site operates as subscription based commercial venture.
- Increased traffic leading to safety risks.
- No ecological survey provided.
- Could set a precedent to non-agricultural structures.

Officer response: The assessment below (section 7) sets out the Authority's position that the proposals do have a harmful landscape impact. Given the specific proposed development,

the commercial model of subscriptions regarding how the allotments operate, and traffic issues, are not material matters for consideration. Regarding precedent, each case needs to be considered on its own individual merits. The lack of ecology information is highlighted as a shortfall in the assessment below, but the ecologist (paragraph 4.1 above) has raised no objection, subject to conditions.

4.4. **SDNPA Tree Officer** – No objection.

5. Representations

5.1. 86 objections have been received, as summarised below. These are categorised into material and non-material planning considerations, relevant to the assessment of what the application seeks retrospective permission for.

Material Planning Considerations

Principle

- Scale conflicts with National Park purposes and local plans.
- Cumulative and retrospective impacts need full assessment.
- Storage scale unjustified.
- No assessment of effects on listed buildings.

Ecology and Biodiversity

- Meadow habitat degraded and wildlife declining.
- Disturbance from noise, lighting and human activity.
- No ecological assessment or baseline data.
- Ecological impacts and Biodiversity Net Gain not evidenced.
- Threat to TPO (Tree Preservation Order) trees.
- No clear plan to restore or replace lost habitat.

Landscape and Visual Impact

- Visually intrusive and out of keeping with rural character.
- Industrial features negatively impact landscape character and tranquillity.
- Highly visible from Long Furlong, nearby PRow's and wider countryside.
- Lack of mitigation and no full assessment of visual impacts.
- Cumulative clutter of structures increases visual impact.
- Creates an unwelcome, urban feel at odds with the open chalk downland setting.

Amenity and Tranquillity

- Erosion of dark night skies and rural tranquillity.
- Visual intrusion from CCTV cameras and industrial-style fencing.
- Privacy concerns for neighbours due to CCTV with no clear justification.
- Reduced tranquillity and enjoyment for PRow users.
- Signage and surveillance creating an overbearing, urbanised atmosphere.

Non-Material Planning Considerations

Principle

- Operates like a commercial subscription venture.
- Limited community engagement.
- Potential impact on neighbouring property values.
- Possible shift from agricultural to commercial recreation.
- Significant unpermitted infrastructure and risk of precedent.
- Concerns about future expansion and non-agricultural uses.
- Unlikely to meet agricultural permitted development criteria.
- Reports of non-agricultural activity.

Ecology and Biodiversity

- Imported materials and compost pose risk to soil and trees.
- Fencing restricts wildlife movement.
- Hardstanding and soil disturbance may increase run-off and flood risk.
- Contamination risk and water pollution concerns.
- Unauthorised borehole with no suitability assessment.
- Soil has been imported without proper assessment or controls.

Access and Traffic

- Increased traffic on narrow rural lanes, raising safety issues for all users.
- Car-dependent access with no sustainable transport options.
- No highways or traffic impact assessment submitted.
- Unauthorised and extensively used car park.
- Overflow parking on rural roads poses safety risks and damage.
- New track and increased road traffic leading to mud and debris onto the A280.

Amenity and Tranquillity

- Noise and disturbance from early activities, classes and events.
- Activity levels more akin to a commercial leisure use than allotments.
- Loss of the meadow's recreational value for the local community.

5.4 15 supportive representations have been received, as summarised below. These are categorised into material and non-material planning considerations relevant to the assessment of what the application seeks retrospective permission for.

Material Planning Considerations:

Principle

- Application should be evaluated on planning merits, not sequence of events.
- Offers recreation space and accessible gardening for those without gardens.
- Now an actively and productively used site.
- Valued by local community and strengthens cohesion.
- Promotes mental health and wellbeing, whilst enabling local residents to grow own produce.

Ecology and Biodiversity

- Enhances biodiversity through planting and habitat creation.
- Environmental impacts lower than permitted use.

Landscape and Visual Impact

- Containers discreetly positioned to minimise visual impact.
- Containers and CCTV enhance safety for allotment users.
- Secure, dry, communal storage reduces need for individual sheds.
- Shared tools enable wider participation with equipment costs.
- Infrastructure consistent with typical rural ancillary development.
- Site improved from its previously unused and untidy condition.
- Containers are small, temporary and have limited, reversible impact.

Non-material Planning Considerations:

Principle

- Helps address long waiting lists for council-managed allotments.

5.5 **WSCC Councillor Ms Deborah Urquhart:** Objection.

- Unsightly development can be seen from numerous sensitive places.
- Fails to respect rural character.
- Overdevelopment has taken place without any ecological survey.
- Patching has already suffered destruction of biodiversity around Patching Pond.

Officer response to representations

5.6 The use of the land as allotments does not form part of this application. The proposal before the authority relates solely to the retention of the three containers already placed on the site, along with the CCTV camera.

5.7 Concerns have been raised about the retrospective nature of the submission and the possibility that it could set a precedent for unauthorised development. Submitting a retrospective planning application is a legitimate route within the planning system and is not a material consideration in determining this proposal.

5.8 Public representations relating to the impact of the development on highway safety and increased traffic are noted. However, the use of the containers ancillary to the allotment use is not considered to affect the safety of the highway.

5.9 Suggestions that the development would create a precedent for further works are speculative and any further application would need to be considered on its own merits. There is nothing within the current application to indicate that additional development is proposed.

6. Planning Policy

6.1 Most Relevant Sections of the National Planning Policy Framework (2024):

- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

6.2 Most relevant Policies of Adopted South Downs Local Plan (2014-2033) (A full list of relevant policies can be found in Appendix I):

- Strategic Policy SD1 – Sustainable Development
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 – Design
- Strategic Policy SD6 – Safeguarding Views

6.3 Most relevant Policies of the Patching Neighbourhood Development Plan (A full list of relevant policies can be found in Appendix I):

- Policy PLACES 5 – Design of new development
- Policy PLACES 7 – Conservation and enhancement of the natural environment
- Policy PLACES 11 – Protection of trees, woodlands and hedgerows
- Policy PLACES 14 – Lighting in new development

6.4 Relevant Objectives of The South Downs National Park Partnership Management Plan 2026-2031

The following objectives are relevant:

- Objective 1.1 – To improve, expand, connect and increase the resilience of wildlife-rich habitats and land managed for nature to ensure we are on track to reach 60% managed for nature by 2060.
- Objective 1.3 – Improve and manage existing nature rich sites – protected sites and priority habitats.
- Objective 2.1 – To support businesses and local communities to take positive climate action to ensure they are adapted and resilient to climate change.

6.5 The South Downs Local Plan Review:

The South Downs Local Plan is undergoing a period of review, and the First Publication (Regulation 18 Consultation) was undertaken between 20 January – 17 March 2025. This first publication of the Local Plan Review does not carry weight in decision making. As it progresses through the adoption process, it will gain more weight for the purposes of decision making.

6.6 Other Relevant Policy Documents (including Supplementary Planning Documents (SPD) and Technical Advice Notes (TAN)

- Biodiversity Net Gain TAN
- Dark Skies TAN
- Ecosystems Services Statement TAN
- Design Guide SPD

7. **Planning Assessment**

7.1. This application is seeking retrospective planning permission for the stationing of three metal containers and the installation of a CCTV camera mounted on a wooden pole. The main issues for consideration are:

- Site Background
- Principle of development
- Landscape and visual impacts

- Impact on the setting of heritage assets
- Amenity
- Dark Night Skies
- Trees, ecology and ecosystem services

Site Background

- 7.2. Prior to its current use as allotments, the land was undeveloped and its lawful use is considered to be agricultural. In assessing the application, it is necessary to consider the wider operational context of the site and the justification for the proposed development. The applicant considers the site remains in agricultural use and has applied for the operational development they consider to be associated with that use.
- 7.3. The cultivation of fruits, vegetables and plants constitutes an agricultural activity. The use of land for allotments can fall within the definition of agriculture, which is defined in S.336 of the Town and Country Planning Act 1990. Generally, allotments as a form of agriculture would not constitute a material change of use of the land and, therefore, would not be classed as development under Section 55(2)(e) of the Town and Country Planning Act 1990.
- 7.4. However, whether a particular agricultural operation benefits from permitted development rights depends on applying the relevant legal and planning tests, alongside an assessment of how the land is being used in practice. Officers are separately pursuing enforcement investigations for elements that are considered to require permission and are harmful.
- 7.5. The only matters to be assessed under this application relate to the siting of the three containers and the CCTV camera.

Principle of development

- 7.6. The National Planning Policy Framework (NPPF) (paragraph 189) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues. It continues by adding that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks. This is in line with the first purpose.
- 7.7. Policy SD1 sets out a presumption in favour of sustainable development where proposals accord with other relevant policies in the Local Plan and the National Park's statutory purposes. Conversely, SD1 outlines that permission should be refused where there is conflict with the first purpose unless, exceptionally, (a) the benefits outweigh the harm; and (b) there is substantial compliance with other relevant Local Plan policies.
- 7.8. These exceptional criteria are not met. Whilst the use facilitates some enjoyment of the countryside for allotment users (a social benefit), this does not outweigh the harms identified below, including the landscape impact and upon the amenity of the PRoW running through the site. No justification has been provided for any economic benefits to weigh in the planning balance, however, the landscape harm is given greater weight. Furthermore, there is not substantial compliance with other policies and the Local Plan as a whole, as set out in the considerations below and recommended reason for refusal.
- 7.9. The site lies outside of any Settlement Policy Boundaries and in countryside locations there is a general principle of development constraint. Under policy SD25(2), development is only acceptable in exceptional circumstances where it complies with other relevant Local Plan policies, responds to the context of the broad area, and accords with any exception criteria SD25(2)(a-d).
- 7.10. Criterion (b) of SD25(2) is of relevance and paragraph 7.10 of the supporting policy text describes the types of development generally considered to have an essential need for

countryside locations such as: agriculture or countryside recreation, certain community uses; tourism and rural exception sites. In this respect, allotments by their very nature and agricultural use could, exceptionally, meet SD25(2)(b), subject to according with other relevant policies.

- 7.11. Policy SD39 relates to agricultural development, however, only partly relevant because it applies to new buildings or structures for agricultural purposes; aside from the CCTV pole the containers fall outside of its scope. Allotments are accepted as an agricultural use, given the definition of agriculture, and whilst no significant justification of need has been provided, the containers are evidently used as storage and administration and the CCTV adds security.
- 7.12. It is acknowledged that allotments can require some additional infrastructure and storage, but such development does not wholly benefit from permitted development rights. As noted in paragraph 7.4, Enforcement Officers are investigating further the full extent of works undertaken on site.
- 7.13. Introducing infrastructure related development in such a sensitive rural location is difficult to accommodate without adverse landscape effects, raising concerns about the suitability of the site for allotments. Any development associated with the main use which requires permission must, therefore, be assessed against the Local Plan and any relevant material considerations (namely the First Purpose).
- 7.14. In summary, the proposals are associated with the main allotment (agricultural) use, however, assessing need under SD39 is limited given the policy concerns new agricultural buildings or structures. The proposals are, however, clearly in use and, as above, it is acknowledged that certain infrastructure and storage can be required. That said, the key issue is whether the proposals cause harm and the assessment below identifies impacts sufficient to justify the recommendation for refusal.

Landscape and Visual Impacts

- 7.15. Policies SD4 and SD5 support development where the design, layout and scale of proposals conserve and enhance the existing landscape character, and the individual identity of settlements is not undermined.
- 7.16. SD6 supports development that conserves and enhances views from publicly accessible areas within, into and out from settlements which contribute to the viewers' enjoyment of the National Park, and views from public rights of way, open access land and other publicly accessible areas.
- 7.17. Concerns have been raised by the Parish Council and other third parties that the development is visually intrusive, introducing urban features that harm the rural landscape and are highly visible from surrounding viewpoints, including the Public Rights of Way network. Insufficient mitigation and the cumulative spread of structures are seen as eroding the area's character, tranquillity, and ecological value.
- 7.18. The site is located within the South Downs Upper Coastal Plain landscape character area. While the site is situated close to the settlements of Patching and Clapham, the broader presence of undulating fields, hedgerows and woodland means that the wider landscape retains a distinctly rural quality.
- 7.19. Two of the containers are positioned close to the parking area, providing easy access for allotment members. The first, a dark grey container, is used as a site office by the patch manager, while the second, a green container, stores equipment available for members' use, including wheelbarrows, spades, rakes and watering cans. Access to this container is controlled via a pin-coded door. The third, a blue container, is located approximately 90 metres to the south of the other two and is used for general storage.
- 7.20. Containers are not characteristic features of this rural landscape, and their industrial form and utilitarian appearance, siting and number on site has resulted in an overly urbanised

appearance, at odds with the rural agricultural character of the surrounding landscape. Although the applicant suggests that the containers should be viewed within the context of the wider allotment use, the numerous allotment plots and associated paraphernalia serves to intensify their visual prominence and compound the overall landscape impact.

- 7.21. While the submission outlines a series of mitigation measures, including native planting where screening is required to filter views, the use of such interventions as climbers or green façades to soften container edges, and the use of subdued surfacing materials do little to offset the fundamental harm arising from the inappropriate nature, scale, and appearance of the development. Screening or softening measures cannot adequately address the visual intrusion and urbanising effect of the containers, nor do they overcome the conflict with the prevailing landscape character for the reasons above.
- 7.22. It is also noted that the inappropriate further compartmentalisation of open fields through the introduction of additional landscape edges would continue to adversely affect the character of the area.
- 7.23. The Public Right of Way crossing the site means the retrospective development applied for can be readily seen and walkers would experience this in the context of the existing character of the site. The landscape harm set out above would be visually apparent along this PRow, undermining its recreational and amenity value. Consequently, the development fails to conserve or enhance views from publicly accessible areas, contrary to the requirements of Policy SD6 of the South Downs Local Plan.
- 7.24. While the National Park seeks to support development that benefits the local community and improves opportunities for people's health and well-being, benefits to which allotments can contribute positively, these benefits are not considered sufficient to outweigh the identified landscape harm of the proposed elements within the planning balance.
- 7.25. In summary the proposal for three containers and CCTV camera, by virtue of their industrial form, siting and utilitarian appearance, has introduced prominent and visually intrusive features that appear incongruous within the rural context. These impacts are further exacerbated by the site's current use as allotments, resulting in a cluttered, urbanising effect that detracts from the rural character of the area and surrounding landscape. The development, therefore, fails to conserve and enhance the established landscape character and would adversely impact views from the public right of way to the north west and the amenity of users.
- 7.26. The development is, therefore, contrary to policies SD1, SD4, SD5 and SD6 of the South Downs Local Plan (2014-33), policy PLACES 7 of the Patching Neighbourhood Development Plan (2018), the NPPF (2024) and the First Purpose of a National Park.

Impact on the setting of Heritage Assets

- 7.27. SDLP policies SD12, SD13 and SD15 require proposals to preserve or enhance the special character and setting of conservation areas, listed buildings and other heritage assets.
- 7.28. The site is adjacent to a grade II listed building located on the opposite side of the road. Both the Patching and Clapham conservation areas are situated approximately 250m from the application site. Third-party representations have raised concerns about the proposal's potential impact on nearby heritage assets.
- 7.29. The application site is considered to be within the setting of the grade II listed dwelling on the opposite side of the A280, as there is some limited inter-visibility between the two. However, the intervening road and existing boundary vegetation significantly reduces this, such that any impact on its setting would be less than substantial. Owing to the separation distances and intervening development, the proposal is not considered to affect the setting of the Clapham and Patching conservation areas.

Amenity

- 7.30. Policy SD5(k) requires proposals to have regard to avoiding harmful impact upon, or from any surrounding uses and amenities. The nearest residential dwellings are located to the east of the site on the other side of Long Furlong and to the south.
- 7.31. The three containers and the CCTV installation benefit from screening provided by existing vegetation to the east and south and are sufficiently separated from neighbouring properties so as not to result in unacceptable impacts on residential amenity, including outlook, privacy or levels of natural light.

Dark Night Skies

- 7.32. Policy SD8 requires proposals to take all opportunities to reduce light pollution and ensure that the measured and observed sky quality in the surrounding area is not affected. The application site is within an intrinsic zone of darkness (E1a).
- 7.33. The submission states that the CCTV system uses motion-activated lighting with a short illumination period, incorporating downward shielding and a low-lumen output. No further details have been submitted.
- 7.34. If the application was to be approved, further details of the mitigation measures could be secured by means of a suitably worded planning condition.

Trees, Ecology and Ecosystem Services

- 7.35. Policies SD2, SD9 and SD11 support proposals that conserve and enhance biodiversity, trees and woodland; retain, protect and enhance features of biodiversity and supporting habitat, and identify and incorporate net gains for biodiversity.
- 7.36. Similarly, Policies PLACES 7 and PLACES 11 of the Patching Neighbourhood Plan support development that demonstrably conserves and enhances wildlife habitats and biodiversity and emphasise the importance of trees and woodlands to the character of Patching, particularly in the southern part of the parish.
- 7.37. Trees are present within the site, and the northern section is covered by a Tree Preservation Order (TPO/PA/1/101) due to the presence of several oak trees. The Authority's Tree Officer has assessed the application and confirmed that the containers have not resulted in any damage to trees or hedgerows, nor caused any other identifiable impacts on the surrounding vegetation.
- 7.38. Third party concerns have been raised regarding harmful impacts on biodiversity and ecology, including Great Crested Newts, badgers, bats and Red-Listed birds and the lack of any biodiversity net gain or ecological enhancements.
- 7.39. Prior to the placing of the containers within the site, the land appeared to be undeveloped, and concerns have been raised by the Authority's ecologist regarding the lack of any ecological information, habitat loss and impacts on protected species. This is a shortfall in the application.
- 7.40. The exemptions from the statutory requirement to provide 10% biodiversity net gain are set out in the legislation. The application constitutes one of the exemptions as it is made retrospectively, and there is therefore no statutory requirement to provide biodiversity net gain. However, the application still needs to comply with development plan policies, and a level of biodiversity net gain is therefore required.
- 7.41. The application is accompanied by an Ecosystem Services Statement, which identifies a number of anticipated benefits associated with the operation of the site as allotments. Although positive measures, operational benefits derived from an existing operation is not considered to attract significant weight.
- 7.42. Deliberate enhancement measures include the use of native planting for screening and pollinator value, as well as the installation of bird and bat boxes on existing trees or new posts where appropriate, although no detailed specifications have been provided. In addition,

the Authority’s ecologist has recommended further enhancements such as the provision of dormouse boxes and a log pile for reptiles.

- 7.43. Therefore, it is considered that the scheme is capable of complying with SD2, SD9 and SD11 providing a suitably worded planning condition is imposed to secure these enhancements.

8. Conclusion

8.1 The proposal for three containers and CCTV camera has introduced visually intrusive, incongruous urbanising features that has been exacerbated by the existing use of the site as allotments. The development would negatively impact views from the public right of way to the north west and the visual amenity of users. The proposal is therefore contrary to policies SD1, SD4, SD5 and SD6 of the South Downs Local Plan (2014-33), PLACES 7 of the Patching Neighbourhood Development Plan, the NPPF (2024) and the First Purpose of a National Park.

8.2 For the reasons above, the proposals do not meet the fundamental purposes of the South Downs Local Plan to conserve and enhance the natural beauty of the National Park and there are no overriding material considerations to otherwise indicate that permission should be granted. These material considerations include any social or economic benefits and in this instance the landscape impact takes precedence. It is therefore recommended that planning permission be refused.

9. Reason for Refusal

9.1. The application is recommended for refusal for the following reason:

- I. The proposal for three containers and CCTV camera, by virtue of their industrial form, siting and utilitarian appearance, has introduced prominent and visually intrusive features that appear incongruous within the rural context. These impacts are further exacerbated by the site’s current use as allotments, resulting in a cluttered, urbanising effect that detracts from the rural character of the surrounding landscape. The development fails to conserve and enhance the established landscape character and would adversely impact views from the public right of way and the amenity of users. The proposal is therefore contrary to policies SD1, SD4, SD5 and SD6 of the South Downs Local Plan (2014-33), policies PLACES 5 and PLACES 7 of the Patching Neighbourhood Development Plan (2018), the National Planning Policy Framework (2024) and the First Purpose of a National Park.

TIM SLANEY

Director of Placemaking

South Downs National Park Authority

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Appendix: Appendix I – Legislation and policies

SDNPA Consultees: Director of Placemaking, Legal Services

Background Documents: [All planning application plans, supporting documents, and consultation and third party responses](#)

[Patching Neighbourhood Plan](#)

[National Planning Policy Framework \(2024\)](#)

[South Downs Local Plan \(2014-33\)](#)

[South Downs National Park Partnership Management Plan](#)

[Supplementary Planning Documents and Technical Advice Notes](#)