





Corporate Plan 2016-21: Annual Report 2016/17

Objective 1: Thriving Living Landscapes

Annual Measures			
Title	Actual	RAG	Comment
CP-1.9 % of Heritage Coast Strategy action plan completed	100.00		Of the 6 Actions for 2016/17, all were completed. These included: establishing a conservation grazing partnership at landscape scale and liaising with highways authorities regarding 5 year transport plans for the area.
CP-1.6 % of chalk grassland in good or improving condition	99.00		This figure is for SSSIs within the National Park. The state of chalk grassland outside SSSIs is much worse, with Local Wildlife Sites 38% and Undesignated 12% favourable or recovering.
CP-1.7 % woodland in good or improving condition	99.00		This includes SSSI condition for Broadleaved, Mixed and Yew Woodland. 81% is in favourable condition
CP-1.22 Develop 2 schemes for undergrounding cables per year	2.00		We work with two undergrounding cables suppliers: UK Power Networks (UKPN) and SSE West. The two undergrounding schemes under development with UKPN are: Adur Valley (Feasibility stage) and Stage 2: Littleington (South) (Wayleaves and legal agreements underway). We have the following scheme under development with SSE: Bignor Park, nr Bury.
CP-1.15 Increase the number of stakeholders actively engaged in woodland management	0.00		We will liaise with the Forestry Commission over the coming year. A basic indicator of woods with felling licences and approved management plans should be relatively easy to obtain, thus we will report a baseline in 2017/18.
CP-1.16 Increase in Ha of woodland in active management	0.00		In consultation with the Forestry Commission and woodland managers, we will devise a methodology for this indicator, with the aim of reporting a baseline in 2017/18.
CP-1.17 Establish 3 forestry apprenticeships within the South Downs National Park	0.00		Human Resources are currently developing the policy and discussions are underway with the Forestry Commission and other partners. We are therefore still on track to offer 3 apprenticeships during the five years of the Corporate Plan.
CP-1.19 Proportion of planning decisions which add value in line with the PMP outcomes	0.00		The Development Management Team are currently reviewing how the data to report on this indicator is recorded in the Uniform system and how this can be extrapolated with meaningful data to inform how the team is performing. We are aiming to report a baseline figure in 2017/18 once the issue of recording and measurement has been resolved.
CP-1.5 % Ha of chalk grassland restored	0.00		This information was originally collected as part of the NIA. Area Teams will be reporting this through CAMS from 2017/18 onwards.
CP-1.8 % water bodies and rivers in good or improving condition	0.00		Unfortunately we have not received this data this year, usually % of river in good ecological status

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Annual Actions		
Title	RAG	Comment
CP-1.1 Work towards the submission, defence at examination, and adoption of the Local Plan	●	The South Downs Local Plan is on schedule to be published for Pre-Submission consultation in September 2017. The key milestone for the year was the Sites & Settlements informal consultation with the town and parish councils that took place in autumn 2016 on new Local Plan allocations and designations. A draft composite plan was compiled by 31 March 2017 to be assessed by consultants for the Sustainability Appraisal and Habitats Regulations Assessment.
CP-1.2 Work towards the submission, defence at examination and adoption of the joint West Sussex Minerals Local Plan	●	The Regulation 18 consultation took place 14-04-16 to 17-06-16 and the Regulation 19 consultation took place 16-01-17 to 13-03-17. Submission expected May 2017 and this will trigger examination.
CP-1.3 Work towards the submission, defence at examination and adoption of the joint East Sussex Waste and Minerals Sites Plan	●	The examination in public for the East Sussex Sites Plan took place in summer 2016. The plan was adopted by the NPA in January 2017.
CP-1.4 South Downs Green Infrastructure Framework approved by SDNPA and partners signed up	●	We have worked with a range of partners to develop a South Downs Green Infrastructure Framework. When complete it will provide an overarching set of spatial priorities and principles within which other plans, strategies and delivery mechanisms can sit. We are embedding the strategic priorities for the framework in our forthcoming Landscape and Biodiversity Strategy, and in the Infrastructure Business Plan. The Pre submission SDNP Local Plan has a strategic Green Infrastructure Policy (SD18).
CP-1.10 Identify indicator species to highlight the condition of heathland	●	We will spend the next year or two working with partners to identify good indicator species for heathland, woodland and chalk grassland sites. Once this is done, we will have a good set of indicators to monitor, ideally by 2019.
CP-1.11 Identify indicator species to highlight the condition of woodland	●	
CP-1.12 Identify indicator species to highlight the condition of chalk grassland	●	

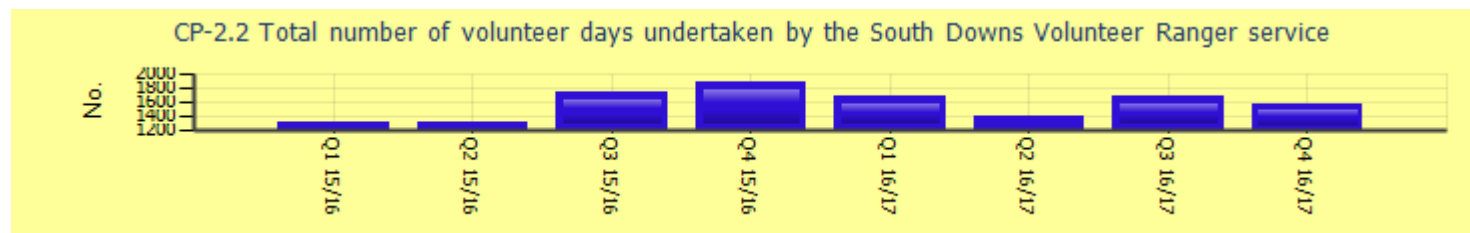
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Annual Actions - continued		
Title	RAG	Comment
CP-1.14 Farm clusters within SDNP to produce action plans which reference PMP outcomes	●	Across the National Park six farm cluster groups have now been established or are being developed. The SDNPA plays a role in the development of all six farm clusters' action plans; from being the appointed facilitator (Winchester Downs Cluster) to supporting (Arun to Adur Cluster).
CP-1.20 Landscape & habitat mapping and spatial targeting tools developed and available to use	●	The habitat connectivity, EcoSERV GIS and Viewshed analysis have been used in the production of the local plan and assessment of allocated sites. We continue to develop ideas for an online platform to share this work more broadly.
CP-1.23 To maintain or increase the extent of dark night skies in the South Downs National Park	●	Dark Sky conditions have been maintained over the year with observations consistent with those taken for the SQM survey. Some Parishes are interested in applying for International Dark Sky Community Status which will embed delivery into the communities. Local Plan Policies are in development as is technical information to support planners.
CP-1.13 Identify indicator species to highlight the condition of water	●	Identifying these indicators is an action within our emerging Landscape and Biodiversity Strategy. Work to identify the indicators will be a collaborative effort initially with the area teams and then wider relevant partners. Once we have indicator species a methodology for data collection would be agreed between volunteers and partner organisations.
CP-1.18 Demonstrable SDNPA impact on the process and formal outcome of the Stanmer Park Partnership to regenerate the Home Farm complex	●	A HLF grant was approved for Parks for the People in Dec 16. SDNPA planning committee has subsequently approved the plans, with some pre-commencement conditions. BHCC are working with SDNPA to create a 10 year Stanmer Park Management Plan as a Whole Estate Plan (WEP).
CP-1.21 Influence progress of the two pilot PES projects	●	We have worked with a variety of partners on the CPES bid, but especially the two pilots in the NP, the Rother with Southern Water and Groundwater with Portsmouth Water. We will add value to these bids through looking at ecosystem service mapping, multiple benefits, Natural Capital accounting and seeking other PES partnerships beyond the water companies.
P-1.24 Partnership established to develop heritage conservation apprenticeship standards	●	Work going on with other National Parks to develop these standards. Partnership set to be established and standards agreed in 2018/19.

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Objective 2: People Connected with Places



Annual Measure - No. young people attending the SDNP during National Citizen Service week

Period	Comment
2016/17	National Citizen Service Week is due to take place in 2017/18 when we will report a figure.

Annual Actions

Title	RAG	Comment
CP-2.3 Establish and implement an Access Land maintenance programme	●	During 2017/18 the Access and Recreation Lead, Lead Rangers and the South Downs Way National Trail Lead will agree the format of the condition survey. From 2018 onwards we will establish and implement a maintenance programme.
CP-2.4 Demonstrable influence on major infrastructure decision making	●	The SDNPA remains fully engaged with partners like Highways England, for whom we have prepared advice and evidence in their ongoing major highways schemes on the A27 at Chichester, Arundel, Lancing/Worthing and east of Lewes towards Polegate. Here we see the SDNP and its special qualities referenced in decisions made and in consultation materials put forward.
CP-2.2 Health and wellbeing projects and partnerships established	●	We have established a solid relationship with Public Health England and are running a joint conference in October 2017. Staff have also presented to the local Health and Wellbeing Boards. 2018/19 will see us firm up our role around HWB and how we wish to take this work forwards.
CP-2.5 Develop and implement projects which add value to LHA's delivery of their rights of way statutory responsibilities	●	Kingley Vale National Nature Reserve contains one of the finest yew forests in western Europe including a grove of ancient trees which are among the oldest living things in Britain. In 2016/17, working with Natural England's Reserve Manager and West Sussex County Council's rights of way team, we supported access improvements at either end of the public right of way leading from the car park to the reserve.
CP-2.6 Collect baseline figures and measure increase in diversity of the volunteer service in terms of age, ability, social background and ethnicity	●	We are expecting to report a baseline in 2017/18 when we move our Volunteer Ranger Service profile data from our old Access and paper systems to our new Corporate CRM system.

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Objective 3: Towards a Sustainable Future







Annual Measures			
Title	Actual	RAG	Comment
CP-3.1 Total value of LEP-funded projects within the National Park and 10km buffer area	12667797.00	–	Coast to Capital and Enterprise M3 LEPs allocated £12,667,797 to projects in 2016/17.
CP-3.2 Total value of LEADER-funded projects within the National Park and 10km buffer area	155454.00	–	Funding was as follows: Central Sussex: £22,568; Sussex Downs & Coastal Plain: £50,000; Fieldfare (Hants): £82,886
CP-3.9 % satisfied with the quality of advice and support for Community-Led Plans (CLPs)	93.00	↓	This figure was taken from the 2015/16 survey; the survey takes place every two years thus a new figure will be reported in 2017/18.
CP-3.5 Number of partnership projects using the shared identity resources	88.00	–	Projects include the visitor exhibition at Winchester City Mill (National Trust) which attracts over four million visitors each year and Langham's Brewery in West Sussex which provides a wide range of locally produced beer and ales.
CP-3.7 Identify opportunities for and develop 5 hubs and gateways over the 5 year plan period	9.00	–	Work completed on new gateway for Weald & Downland Museum, successfully launched 18/5/2017. We have completed our input on the first phase of Petersfield Museum and are contributing to the development of their longer term plans. Work continuing with Gilbert White House for museum re-launch in late spring 2018. Working with Truleigh Hill YHA for launch by summer 2018. Stanmer and QECP – have fed extensively into both but both currently on hold with partners. Work taking place to create information hubs in Lewes, Seaford and Eastbourne TICs.
CP-3.4 Number of tourism businesses using the shared identity	2.00	–	Two tourism businesses are currently using the shared identity - Bradt Travel guides and Speedy Booker (tourism website). It is anticipated that a significantly higher number will be using it in 2017/18 as a much more targeted approach is currently in hand.
CP-3.3 Number of Whole Estate Plans agreed by Policy and Resources committee	0.00		In 2016-17 the SDNPA held a workshop where 28 different estate representatives came to find out more about WEPs, with a third of these estates now well on their way to developing their own integrated whole estate plans. It is anticipated that a number of these will be passed by the Policy and Resources Committee in 2017/18.
CP-3.6 Number of tourism businesses we have shared our customer insight research with	0.00		Delivery of the Customer Insight Research that will identify best prospect visitor segmentations is expected late 2017. Initially, the research will be shared with 5 DMO's for dissemination to local businesses within their area. Beyond 2017/18, research will be shared with tourism businesses planning sustainable growth and farm diversification schemes to identify opportunities and help underpin their proposals and business plans.



Annual Action: Five year housing land supply against South Downs Local Plan requirements

Period	Comment
2016/17	Our expected housing supply in the next five years is 2276 dwellings, while our requirement for the same period is 1275 and the buffer we have to add onto that require is 65. We therefore have a 70% surplus over the next five years. Note that this info is based on the 2015/16 AMR as we will always be reporting a year behind.

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Objective 4: An Efficient and Effective Organisation that Supports Partnership Working

Annual Actions		
Title	RAG	Comment
CP-4.1 Business cases to support shared services approach developed and approved		Since 1st April 2016, we have been leading on the National Parks joint insurance contract for 6 National Parks. This will run for an initial 5 years. We are also leading on the ELMS e-learning shared service which will lead to significant savings for the National Parks involved.
CP-4.3 Positive use of the Citizens Panel for measuring behaviour change and awareness		ICM Direct have been awarded the contract to recruit 2,000 residents to the Panel between August and October 2017. The first survey is due to take place in the Autumn.
CP-4.4 Charitable Trust established and starting to generate income		The March National Park Authority meeting marked a major milestone in the development of our National Park through the approval of our independent charitable trust. The Trust will help to increase the National Park's profile and will be able to access many new sources of funding in support of the Partnership Management Plan.
CP-4.6 Area teams housed in appropriate accommodation		The focus this year has been on finding temporary accommodation for the Western and Eastern area teams while QE is upgraded and the Stanmer Park work takes place. The Western team are now temporarily housed in the Empshott offices which can accommodate the staff but not the volunteers and the requisite kit. The Eastern team are still investigating suitable temporary offices. The Central Team will be moving to the new offices at the Weald and Downland Museum later in 2017.
CP-4.2 Develop Natural Capital Accounting concept and SDNP balance sheet		This is an incredibly complex piece of work with no quick fixes and no one agreed approach. Our methodological approach is likely to be based on farm clusters and we are looking to pilot and refine this in 2017/18.
CP-4.5 Publish information on the achievement of projects set up in the PMP by partners		We are currently working with the South Downs Partnership and former members of the technical working groups to obtain case studies for projects set up in the lifetime of the PMP.

Annual Measures				
Title	Actual	Target	RAG	Comment
CP-4.7 % of planning application appeals determined in favour of SDNPA	66.00	66.00		SDNPA successfully defended appeals in 66% of cases.
CP-4.8 Increased satisfaction from Planning Service users	64.00	66.00		The figure for this year still reflects the baseline set in 2014. A new customer survey will be undertaken during 2017/18. We will report the outcome of this next survey next year.

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Table 1 – Planning performance for major, minor and other application decisions for 2016/17 (April 2016 to March 2017) - National data as reported to DCLG in statutory returns.

2016/17 (Q1 to Q4) PS2/CPS2 SDNPA Performance	Majors	In time (including EOT)	Minors	In time (including EOT)	Others	In time (including EOT)	TOTAL	In time (including EOT)	%
SDNPA									
Development Management Team	30	26 (87%)	73	62(85%)	185	171(92%)	288	259	90% (80%)
Mineral and Waste Team	15	15 (100%)	N/A	N/A	N/A	N/A	15	15	100% (89%)
SDNP Sub-total	45	41 (97%)	73	62(85%)	185	171(92%)	303	274	90% (82%)
HOST AUTHORITIES									
Adur and Worthing	0	0	5	2(40%)	7	3(43%)	12	5	42% (71%)
Chichester	8	7(88%)	135	116(86%)	614	571(93%)	757	694	92% (71%)
East Hampshire	1	1(100%)	132	117(89%)	444	416(94%)	577	534	93% (82%)
Horsham	0	0	22	12(55%)	59	53(90%)	81	65	80% (77%)
Lewes	1	1(100%)	72	64(89%)	367	353(96%)	440	418	95% (90%)
Mid-Sussex	0	0	21	15(71%)	50	45(90%)	71	60	85% (80%)
Winchester	4	4(100%)	65	58(89%)	272	260(96%)	341	322	94% (87%)
Host Authority sub-total	14	13 (93%)	452	384(85%)	1813	1701(94%)	2279	2098	92% (80%)
COUNTY COUNCILS									
East Sussex	3	3 (100%)	0	0	2	2	5	5	100% (67%)
Hampshire	1	1 (100%)	0	0	0	0	1	1	100% (67%)
County Council sub-total	4	4 (100%)	0	0	2	2	6	6	100% (67%)
TOTAL	63	58 (92%)	525	446 (85%)	2000	1874(94%)	2588	2378	92% (80%)

Table 2 – All other workload cases for 2016/17 (in addition to the workload included in Table 1 above)

2016/17 (Q1 to Q4) Other cases SDNPA Performance	Other statutory Cases	In time (including EOT)	% in time	Pre-application enquiries	Do I need planning permission	TOTAL
SDNPA						
Development Management Team	229	164	72% (68%)	88	71	388
Mineral and Waste Team	6	4	67% (75%)	2	0	8
SDNP Sub-total	235	168	71% (68%)	90	71	388
HOST AUTHORITIES						
Adur and Worthing	6	1	17% (67%)	3	3	12
Chichester	414	333	88% (71%)	118	131	663
East Hampshire	285	245	86% (80%)	188	154	627
Horsham	35	24	69% (37%)	15	6	56
Lewes	340	254	75% (58%)	172	39	551
Mid-Sussex	41	23	56% (74%)	24	11	76
Winchester	279	168	60% (44%)	74	59	412
Host Authority sub-total	1400	1048	75% (74%)	594	403	2397
COUNTY COUNCILS						
East Sussex	4	1	25% (67%)	0	0	4
Hampshire	2	1	50% (60%)	0	0	2
County Council sub-total	6	2	33% (63%)	0	0	6
TOTAL	1,641	1,216	74% (64%)	684	474	2,791

(The data in Table 2 above is not required to be reported to the Government but is an essential part of SDNPA work)

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Table 3 – Overall workload performance for 2016/17 (April 2016 to March 2017)

Authority	Total decisions made April 2015 to March 2016	Total decisions with formal time limits	Number of those decisions made in time	% of those decisions made in time
SDNPA				
Development Management Team	676	517	423	81% (76%)
Mineral and waste team	15	15	13	87% (82%)
Sub-total	691	532	436	82% (77%)
Host authorities				
Adur and Worthing	24	18	6	33% (70%)
Chichester	1420	1171	1027	88% (71%)
East Hampshire	1204	862	779	90% (81%)
Horsham	137	116	89	77% (59%)
Lewes	991	780	672	86% (75%)
Mid-Sussex	147	112	83	74% (79%)
Winchester	753	620	490	79% (70%)
Sub-total	4676	3679	3146	86% (74%)
Counties				
East Sussex	9	9	6	67% (67%)
Hampshire	3	3	2	67% (63%)
Sub-total	12	12	8	67% (65%)
TOTAL	5379	4,223	3590	85% (74%)

The figures in brackets in the right hand column of Tables 1 and 3 and the fourth column in Table 2 show the performance achieved in the previous three quarters (April to December 2016).

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Table 4 – Planning appeal decisions received in 2016/17 (April 2016 to March 2017)

Authority	Total appeals decisions	Appeals dismissed (% dismissed)	Number of split decisions	Appeals allowed (%) including split decisions.
SDNPA				
Development Management Team	11	7	1	4 (36%)
Mineral and Waste Team	4	3	0	1 (25%)
Sub-total	15	10 (67%)	0	5 (33%)
Host authorities				
Adur and Worthing	None	N/A	0	None
Chichester	27	20 (74%)	0	7 (26%)
East Hampshire	15	10 (36%)	0	5 (33%)
Horsham	4	2 (50%)	0	2 (50%)
Lewes	7	3 (43%)	0	4 (57%)
Mid-Sussex	None	N/A	0	None
Winchester	10	7 (70%)	0	3 (40%)
Sub-total	63	42 (67%)	0	21 (33%)
Counties				
East Sussex	None	N/A	0	None
Hampshire	None	N/A	0	None
Sub-total	None	N/A	0	None
TOTAL	78	52 (67%)	1	26 (33%)

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(A total of 9 (27%) in the quarter out of a total of 34 decisions)

App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/15/00095/REF	Chichester	2 Ryefield Barns Killarney to Goose Green Road West Harting Petersfield GU31 5PE	Existing domestic curtilage extension requested in line with garden boundaries on land between house and driveway.	20-May-16	Written Representations	A certificate of lawfulness was sought for the use of land as a domestic garden in association with the dwelling at 2 Ryefield Barns. The inspector noted and agreed that there were inconsistencies in the appellant's evidence. The inspector concluded that the decision to grant the certificate was marginal but that, on the balance of probability, there was judged to be sufficient evidence to show that the appeal site had been used as a domestic garden in association with the residential occupation of 2 Ryefield Barns during the ten years preceding 1st April 2015. Therefore he concluded the use had become lawful by the date of the application and the appeal was allowed.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00023/REF	Chichester	29 Northside Mid Lavant Chichester West Sussex PO18 0BX	Retention of arctic cabin (10 sq m)	06-Sep-16	Fast Track Appeal	<p>The Inspector considered that there was no substantive evidence to suggest that the cabin would impact on the quiet enjoyment of the neighbouring properties or that any harm would arise to the living conditions of neighbours. The Inspector considered the cabin to be well separated from neighbouring occupiers and of an acceptable visual appearance, despite having little reference to the local vernacular. The Inspector noted that this area of housing adds little towards the statutory purposes of the national park.</p> <p>No conditions were attached to the cabin's retention. A condition relating to ancillary use was not considered necessary as the size and nature of the cabin was such that it is was considered unsuitable as a separate unit of accommodation. A condition relating to smokeless fuel was considered unnecessary given that there was no significant evidence that harm would arise to the living conditions of nearby occupants.</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00018/REF	Chichester	Copper Beeches Torberry Farm B2146 Ditcham Lane to Hurst Mill Lane Hurst South Harting GU31 5RG	Variation of condition 1 of permission HT/02/69. To remove agricultural occupancy from Copper Beeches, Torberry Farm.	07-Sep-16	Written Representations	<p>Chichester's Local Plan (Saved Policy RE19) seeks to retain agricultural workers dwellings unless it can be demonstrated that there is no longer demand for such accommodation. The Inspector noted that although limited evidence had been provided on demand he was satisfied that the condition remained necessary to comply with the Local Plan. However, the Inspector allowed the appeal as the appellants have previously had approved a certificate of lawfulness (CLEUD) for the occupation of the dwelling without complying with the condition. The Inspector identified this as the overriding consideration in his determination of the appeal.</p> <p>The CLEUD was granted as there had been a continuous breach of the occupancy restrictions for at least 10 years and the dwelling could therefore be occupied in breach of the condition in perpetuity. The Inspector noted that if a qualifying person occupies the dwelling it would reinstate the occupancy restrictions under the condition but given the reduction in market value that would result (approx. £150,000) this substantial financial loss meant the Inspector</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
						considered this scenario very unlikely to arise. In conclusion the Inspector noted that the condition was necessary to achieve the purpose for which it was originally intended but that the CLEUD had the effect of making it unenforceable for all practical purposes and that the condition has now outlived any useful planning purpose. The appeal was therefore allowed.
SDNP/16/00021/REF	Chichester	Danley Hill Danley Lane Linchmere West Sussex GU27 3NF	Demolish fire damage cottage and re-build as existing before fire damage. (Renewal of permission reference LM/09/03061/FUL).	10-Oct-16	Written Representations	The Inspector considered the visual benefits offered by the proposal would enhance the landscape and scenic qualities of the National Park and would therefore be consistent with paragraph 17 of the NPPF. The Inspector believed the development would achieve the economic, social and environmental objectives of sustainable development as set out in the NPPF. Whilst the benefits of the proposal were acknowledged to be small in scale when applying the presumption in favour of development at paragraph 14 of the NPPF the Inspector considered there to be no adverse impacts which would significantly outweigh the benefits, and thus allowed the appeal.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/15/00102/REF	Chichester	Brackenwood Telegraph Hill Midhurst West Sussex GU29 0BN	Change of use of land to mixed agricultural and equestrian (dressage) use; retention of: barn in reconfigured form, horse walker, wash down area, manure ramp, hay store, access track, parking and manoeuvring areas, exercise track and landscaping of the site	14-Nov-16	Public Inquiry	<p>The Inspector considered that there were 4 main issues in this appeal:</p> <ol style="list-style-type: none"> 1) The effect on the historic landscape character of the site 2) The effect on the character and appearance of the area 3) The impact on the sense of tranquility 4) the impact on trees on the boundary of the site <p>In a case of some considerable detail that warrants reading in full (not least because of a previous 2014 dismissed appeal at the site) the Inspector concluded that that it had not been demonstrated that the site was formed from historic woodland. The Inspector noted that this conclusion was contrary to the finding of the 2014 Inspector but that he had had the benefit of more extensive and detailed evidence to support his conclusions. The Inspector considered that views of the barn from the nearby public right of way would be generally at an oblique angle and that the timber cladding provides a suitable facing material and that the barn has the appearance of a building used for equestrian purposes in the countryside and that consequently the visual impact of the development is limited. In</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
						relation to tranquility the Inspector considered the degree of human activity associated with the equestrian use would not generate significant background noise and movement within the landscape or impact on the tranquility of the landscape. The Inspector noted that the barn provides an opportunity for activities that may otherwise take place outside to be undertaken indoors with less noise generation. In relation to trees on the western boundary the Inspector found that the possibility of further damage to the trees arising from the removal of buildings would outweigh the limited harm which has already occurred.
SDNP/16/00059/REF	Chichester	The Dower House Graffham Street Graffham GU28 0NP	Single storey side extension.	29-Nov-16	Fast Track Appeal	The Inspector noted that the proposal would not be visible from most public viewpoints and that where it is seen the extension would be seen as a proportionate addition (despite the Inspector noting its substantial size) to the parent property that would simply add to the existing variety of development in the area. The inspector stated the proposal would not harm the character or heritage interest of this undesignated heritage asset, that the proposal is consistent with the preservation of the character of the Graffham Conservation Area and that

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
						the proposal would have no effect on the setting of nearby listed buildings.
SDNP/16/00045/REF	Chichester	Brookvale Mill Vale Meadows Milland GU30 7LZ	Erection of detached double garage with ancillary non-habitable accommodation over.	09-Dec-16	Fast Track Appeal	The Inspector considered that the new building would not be dominant on the plot, would be subservient to the host dwelling and would not appear unusually out of place. He considered that the appeal scheme would have no noticeable impact on the natural beauty of the National Park, which would be conserved. CDC were concerned that the eaves level of the new building would be higher than that of the host dwelling. In response the Inspector imposed a condition requiring the gutter line to match.
SDNP/15/00130/REFHOU	East Hampshire	30 St Marys Road Liss Hampshire GU33 7AH	Loft conversion to include dormer window to rear	05-Apr-16	Fast Track Appeal	This decision turned solely on the appearance of the proposed extension. The Inspector considered that the rear of the property is seen only in private views and then within the context of an already complicated roof form. The Inspector did acknowledge that the proposal was not an example of 'exemplary design' required by development plan policy but that the constraints of an existing building do not always make this feasible and that, overall, the appeal scheme would not have an unacceptable impact.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00028/REFHOU	East Hampshire	5 Grange Road Petersfield Hampshire GU32 3LY	Two storey side extension following demolition of conservatory	11- Aug-16	Fast Track Appeal	The Inspector considered that the appeal scheme did not cause harm to the character and appearance of the street scene given its acceptable appearance and relationship to the parent property and as there was no clear prevailing character of development within the immediate locality. Neither the Council nor the Inspector considered that the proposal would cause harm to the purposes of the National Park.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/15/00128/REFCLU	East Hampshire	Miscombe Manor Pitcroft Lane Buriton Petersfield GU31 5SS	Certificate of lawful development for existing use - The use of Miscombe Manor and the attached annex for residential purposes without complying with the agricultural occupancy condition.	02-Sep-16	Public Inquiry	<p>There were 2 main issues here. Firstly, whether there was positive deception within the planning process by the appellant in respect to Condition 2 of the planning permission which stipulates - <i>The occupation of the dwelling should be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.</i> The second issue was common ground between the parties prior to the inquiry, but at the inquiry the Council raised a new matter as to whether or not the appellant's occupation was in compliance with the agricultural occupancy Condition 2.</p> <p>Evidence was given under oath at this Public Inquiry and the Inspector concluded that the appellant was running the estate from the appeal premises and believed that his use and occupation of the house and office was in accordance with the planning permission. He believed that based on the evidence put before him that there was no deliberate concealment or misleading of the council that was intended to undermine the planning process.</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00040/REFHOU	East Hampshire	20 and 22 Shotterfield Terrace Liss Hampshire GU33 7DY	Detached double garage with room over, set astride boundary of both properties	08-Sep-16	Written Representations	The two key issues were the impact on the character and appearance of Shotterfield Terrace and the surrounding area and any impact on the living conditions of the occupants of neighbouring properties in respect to privacy. The Inspector set out that although the proposed structure represented the introduction of a substantial built form into a location where only modest structures are currently present the effect would be tempered by the more spacious arrangements of the properties within the plots to the north east of Shotterfield Terrace compared with the denser pattern of properties nearby. The Inspector considered there to be no strong consistency in the surrounding area in respect to scale of properties, their plots, or indeed the separation distances between them. He also commented that the proposed gable roof was consistent with the design of nearby properties. For these reasons he considered the proposed garage would not appear overly dominant or incongruous in respect of its relationship with neighbouring properties. A condition was imposed to ensure that roof light windows be

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						non opening and obscurely glazed to prevent harm to neighbouring amenity.
SDNP/16/00049/REFHOU	East Hampshire	Manor Farm Worldham Hill East Worldham Alton GU34 3AY	Loft conversion to include alterations to roof with four dormer windows to front and three dormer windows, and balcony to rear	09-Dec-16	Fast Track Appeal	The concerns from the original application were the effect of the proposed alterations on the character and appearance of the dwelling and the implications for the range of dwelling sizes available in the area. The inspector concluded that provided a condition was attached requiring details of the roof construction be approved by the council, the scheme would not conflict with the design quality aims of the Local Plan Policy HE2 and Joint Core Strategy policy CP29. In relation to dwelling size the Inspector noted that there was some dispute about the area of the existing dwelling and the additional area proposed. The Inspector noted that whichever calculation was adopted the total floor space of the extended house would be well above 401 sq. m. This would conflict with the aims of Local Plan development plan Policy H16 but that in his view there were significant mitigating circumstances. Firstly, the existing house is already a substantial property with 5 bedrooms and the proposal would not increase this number. Secondly, the rationale behind the thresholds set out in policy

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						H16 is not explained; it is unclear why retaining a smaller 5 bedroom house will help in maintaining a mix of dwellings sizes, or help to satisfy the identified housing need. He thus allowed the appeal.
SDNP/16/00041/REF	Horsham	Watersfield Chapel London Road Watersfield West Sussex RH20 1NQ	Change of use of redundant chapel to 2 bed dwelling. Erection of first floor extension, demolition of rear extension and erection of 2 storey rear extension. Provision of 2 off street parking spaces.	02-Dec-16	Written Representations	An application for the conversion of the chapel into a 1 bedroom dwelling in 2014 was refused due to the lack of private amenity space and an unacceptable risk to attractive Yew trees. This appeal scheme differed from the 2014 refusal as it would remove the existing rear addition in order to create a garden area and, consequently, would result in the subsequent building being further from the protected trees. The Inspector considered that main issue in the appeal was therefore the effect of the proposal on the architectural character of the chapel and whether it would result in a satisfactory living environment for future occupiers with particular reference to amenity space. The inspector stated the proposal would maintain the architectural character of the chapel and would accord with Policy DC24. It would also, in his view, adhere to the other policies cited which generally seek a high quality design. In terms of the

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						<p>living environment the inspector concluded that the unusual nature of the dwelling would mean future occupiers would not necessarily expect a conventional outdoor environment. The Inspector also noted that a small but discrete and secluded area would be available to give scope for sitting out and drying clothes if required. Concern was also expressed about possible unmarked graves and on-going access for any relatives of the deceased. The appellant observed that the site is rarely visited and referred to the Disused Burial Grounds Act 1981. The Inspector set out that the implementation of any planning permission would need to take into account of any relevant legislation in this respect including any notifications required. The Inspector stated that this is a separate matter and allowed the appeal.</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00042/REF	Horsham	23 Brookview Coldwaltham Pulborough West Sussex RH20 1LU	Proposed new dwelling along with new vehicular access	05-Dec-16	Written Representations	<p>The appeal turned on the effect of the proposal on the character and appearance of the area. The Inspector noted:</p> <ul style="list-style-type: none"> • The loss of garden area would not adversely affect the character and appearance of the area • The extension would balance this pair of semi-detached dwellings (the other part already having a similar extension) and given this the Inspector considered that the fact that the extension was not subservient to not be harmful • That the site is within the built up area of Coldwaltham and, for this reason, would not harm its landscape and scenic beauty. <p>HDC requested that permitted development rights be taken away from the new dwelling. The Inspector noted that this can only be done in exceptional circumstances and that no justification had been put forward that the appeal scheme would result in a cramped plot.</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/15/00103/REF	Lewes	New Pit Depot Mill Road Lewes East Sussex	Erection of a storage building (B8) for salt	07-Apr-16	Written Representations	<p>The main issues were the appropriateness or otherwise of the development within the countryside, its effect on the character and appearance of the rural landscape and on the scenic beauty of the South Downs National Park.</p> <p>The Inspector explained that the new building would not be visible in the vast majority of public views. The Inspector noted that a lawful development certificate exists to store salt on the appeal site, however it does not specifically limit the quantity of salt that could be stored or where on site it could be stored. The Inspector noted that salt storage could lawfully resume on the site which would result in open storage of the salt resulting in potentially adverse implications for the site's overall appearance. The Inspector explained that the proposed storage building would consolidate the future storage of salt within a single building and, given the harm that could arise from open storage without a building, did not consider that the proposal would result in any significantly worse situation than would result from the lawful use of the site. The Inspector also noted that there</p>

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						are benefits to groundwater of salt storage within a solid and impermeable building rather than open storage. Multiple conditions were imposed, including restricting the use of the building to the storage of salt for winter gritting and to prevent the storage of salt anywhere else on the site.
SDNP/16/00016/REF	Lewes	Aldi Stores Ltd Brooks Road Lewes East Sussex BN7 2BY	Variation of condition 11 attached to planning permission LW/10/1254/NP to reduce the length of free car parking from 3 hours to 1.5 hours	28-Jul-16	Written Representations	The main issue considered was the effect of the reduced time for free car parking at Aldi on the vitality and viability of the Lewes town centre. The Inspector considered that there was no evidence that reducing the time slot for free parking from 3 hours to 1.5 hours would harm the vitality and viability of Lewes town centre and that rather it would aid the availability of car parking spaces for those visiting the town centre.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00017/REF	Lewes	207 High Street Lewes East Sussex BN7 2NS	Erection of a detached (part subterranean) sustainable house with on-site parking	29-Jul-16	Hearing	<p>The 3 main issues relating to this application were; 1) whether the proposal would preserve or enhance the character or appearance of the Lewes Conservation Area, 2) the effect of the proposal on the setting of the nearby listed buildings and 3) whether the proposal would comply with the first statutory purpose of the National Park. The Authority were also concerned that approval would set a harmful precedent.</p> <p>The Inspector considered that the proposal would not be incongruous or contrived and would not significantly encroach on the historic layout of the perimeter block, but would rather respond appropriately to the constraints of the appeal site and its surroundings. On the issue of setting a precedent the inspector stated no directly similar or comparable sites to which this might apply were put forward and that each application and appeal must be determined on its own individual merits. The Inspector considered that a generalised concern of this nature does not, in this case, justify the withholding of planning permission. The inspector believed the proposal would preserve the setting of nearby Listed Buildings and would not</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
						<p>result in harm to these designated heritage assets. Finally the Inspector commented on the Authority's concerns about the proposal affecting the cultural heritage of the area in conflict with the SDNPA purposes. The inspector stated he had no evidence to demonstrate that the appeal site has any particular value in respect of the intangible elements of cultural heritage. In conclusion he was content that the proposal would conserve the landscape and natural beauty, wildlife and cultural heritage of the SDNP in compliance with its statutory purposes.</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00015/REF	Lewes	High Elms Filling Station Brighton Road Lewes East Sussex BN7 3JR	Decommission 6 single skin underground fuel tanks totalling 130kL capacity, replace with 4 above ground double skin bunded fuel tanks totalling 62kL capacity	21-Sep-16	Written Representations	The main issue was whether the requirements of each of the originally imposed planning conditions was reasonable and necessary to safeguard against contamination and pollution of the surrounding environment. The Inspector set out that any condition imposed must meet the tests set out in paragraph 206 of the Framework and be necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The Inspector considered that 5 of the conditions originally imposed did not meet the required criteria. Because of the defectiveness of the wording the Inspector deleted 5 conditions and substituted with reworded conditions. The Inspector's aim was to make the conditions specific to the permitted development. The appeal was then allowed.
SDNP/16/00026/REFHOU	SDNPA DM Team	Bertina Bhabra Farm Shellbridge Road Slindon West Sussex BN18 0LT	Temporary siting of caravan for 1 year and a storage container.	29-Jul-16	Written Representations	This appeal was a Split decision. The appeal was dismissed as it relates to the temporary siting of a caravan for 1 year but allowed as it relates to the temporary siting of a storage container for 1 year. Regarding the caravan, the Inspector considered that the appellant's claim

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
						<p>that it was necessary for site security and management of livestock was unfounded and that these provisions could be adequately met off site. The Inspector also considered that an existing, permanent structure located to the front of the site could be utilised successfully for these purposes. This element of the scheme was therefore dismissed in the absence of sufficient justification.</p> <p>In respect of the storage container the inspector considered that its use to house various agricultural equipment to upkeep and maintain the land was not in anyway unreasonable and would accord with Local Plan Policy GEN3. The Inspector considered the container to be not particularly attractive and to contrast unfavourably with the rural surroundings. However he noted that the container was positioned discreetly on the site in and amongst trees and that it could only be readily viewed from within the site. The Inspector was satisfied that no significant harm would result from its retention on site for a year whilst a more permanent storage solution was sought.</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00038/REFHOU	SDNPA DM Team	3 Meadsway Slindon Arundel West Sussex BN18 0QU	Proposed Hard Standing & Driveway	31- Oct-16	Fast Track Appeal	The main issue was whether the proposed development would preserve or enhance the character or appearance of the Slindon Conservation Area and conserve the landscape and scenic beauty of the National Park. The parking of cars on a hardstanding directly in front of the house would, the Inspector noted, be contrary to the existing situation generally in the street. However the parking area would only be across part of the house frontage and so would not dominate the house. The Inspector also considered that the degree of prominence of the hardstanding area and associated parking would also be reduced to a degree due to the set back of Number 3 relative to the adjacent number 2. In conclusion the Inspector considered the proposed development would preserve the character and appearance of the Conservation Area and conserve the landscape and scenic beauty of the National Park. The Inspector gave little weight to the concern raised of insufficient manoeuvring space on the proposed hardstanding as there was found to be insufficient evidence to support this claim. The Parish also raised the issue of ensuring that there

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
						would be no disruption to parking during construction of the proposal. The Inspector considered the small scale nature of the proposed development would be unlikely to cause material disruption in this respect.
SDNP/16/00065/REFHOU	SDNPA DM Team	Pond Cottage Back Lane Milton Street Wilmington BN26 5RN	The widening of existing garage, the removal of the existing ancillary accommodation (wooden outbuildings to the rear of the garage) and the erection of a single storey ancillary residential annexe with associated landscaping.	09-Feb-17	Fast Track Appeal	The main issue in this case was the effect of the proposed annexe building upon the character and appearance of Pond Cottage and that of the surrounding landscape. The Inspector allowed the appeal and noted that his decision in this case had been greatly influenced by the fact that the annexe would replace dilapidated and unsightly structures which, given the topography of the appeal site, are highly visible from the South Downs and which also damage the setting of the listed building. By contrast the annexe would be set into the slope of the garden and screened in views from open Download by dedicated landscaping.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/15/00099/ENNOT	SDNPA Minerals and Waste	Heath End Quarry Station Road Heath End Petworth West Sussex GU28 0JG	Appeal Against Enforcement Notice	08-Sep- 16	Hearing	Appeal B was against an enforcement notice that was issued on 14/08/2015 for breach of planning control. The appeal was allowed and the enforcement notice was quashed and planning permission granted. The Inspector gave weight to the economic benefits of the proposal and that it would allow sand to be extracted before the site is sterilised by works of restoration. The Inspector noted that there would be a temporary adverse effect on the National Park arising from a further 5 years of mineral working but that the impact on the Park would be limited due to existing effective screening. The Inspector attached great weight to the benefits of mineral extraction.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/15/00127/NONDET	Winchester	Houghtons Transport (Wickham) Ltd Warnford Road Corhampton Hampshire SO32 3ND	(AMENDED DESCRIPTION AND PLANS 23.06.15) Cessation of transport haulage yard and demolition of existing commercial buildings. Construction of eight dwellings with parking, cycle and refuse collection provision with access off Warnford Road and De Port Heights	18-May-16	Written Representations	This appeal was against non-determination. The main issue was whether the layout and design of the proposed development would be in keeping with the character and appearance of the area. The inspector concluded that overall the development would be in keeping with the character and appearance of the area, taking into account the purposes for which the SDNP had been designated. He added that there would be no harmful conflict with applicable Joint Core Strategy policies and with the Village Design Statement. Accordingly the appeal was allowed and 18 conditions were imposed.
SDNP/16/00034/REF	Winchester	Brockwood End Riversdown Road West Meon Hampshire GU32 1JS	Use of outbuilding as an annex to Brookwood End and associated external works (RETROSPECTIVE).	30-Aug-16	Fast Track Appeal	The inspector allowed the appeal as he considered there was a clear need for the annex, because the building was a converted garage and was clearly subordinate to the host dwelling and because the building was sited close to the main house and would not easily facilitate any credible future severance. The annex would share facilities with the main house in terms of pedestrian and vehicular access, car parking, garden and utility services.

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SDNP/16/00047/REFHOU	Winchester	Lomer Cottage Lomer Lane Warnford Hampshire SO32 3LJ	Extend the existing cottage at ground to provide a new kitchen to meet current building standards and at first floor to include a new master bedroom and en-suite bathroom.	31- Oct-16	Written Representations	<p>The main concern was the effect on the stock of small or more affordable dwellings in the countryside as outlined in Winchester District Local Plan Policy CE23.</p> <p>The Inspector considered that due to the sizable plot of land that formed the appeal site the existing 3 bedroom dwelling was less likely to be affordable compared to other similar sized houses on average sized plots. Therefore the Inspector considered that a 25% increase in floor area would likely create a value similar to slightly larger, relatively less affordable dwellings. Given the site specific circumstances the Inspector considered that the proposal would not cause unacceptable harm to the stock of small or more affordable dwellings in the countryside.</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00088/REF	Winchester	9 Hill Rise Twyford Winchester Hampshire SO21 1QH	Loft conversion with new dormer to rear and roof lights to front.	28-Feb-17	Fast Track Appeal	<p>The main issues were the effect of the proposed new dormer on the character and appearance of the existing dwelling and the terrace of which it forms a part and whether the character and appearance of the Twyford Conservation Area would be preserved or enhanced.</p> <p>The Inspector noted amended drawings had been tabled whereby the proposal had been reduced in size and projection with increased distances to the ridge, eaves, and the boundary with the adjoining dwelling on the eastern flank. Other amendments were the removal of the glass doors and balustrade (effectively deleting the Juliet balcony) and the introduction of non-reflective glass for the reduced glazed area. These amendments made the proposal acceptable in the Inspector's view due to the proportionate size of the dormer and the limited visibility of the rear roofscape being such that there would be no harmful effect on the streetscene.</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/15/00095/REF	Chichester	2 Ryefield Barns Killarney to Goose Green Road West Harting Petersfield GU31 5PE	Existing domestic curtilage extension requested in line with garden boundaries on land between house and driveway.	20-May-16	Written Representations	A certificate of lawfulness was sought for the use of land as a domestic garden in association with the dwelling at 2 Ryefield Barns. The inspector noted and agreed that there were inconsistencies in the appellant's evidence. The inspector concluded that the decision to grant the certificate was marginal but that, on the balance of probability, there was judged to be sufficient evidence to show that the appeal site had been used as a domestic garden in association with the residential occupation of 2 Ryefield Barns during the ten years preceding 1st April 2015. Therefore he concluded the use had become lawful by the date of the application and the appeal was allowed.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00023/REF	Chichester	29 Northside Mid Lavant Chichester West Sussex PO18 0BX	Retention of arctic cabin (10 sq m)	06-Sep-16	Fast Track Appeal	<p>The Inspector considered that there was no substantive evidence to suggest that the cabin would impact on the quiet enjoyment of the neighbouring properties or that any harm would arise to the living conditions of neighbours. The Inspector considered the cabin to be well separated from neighbouring occupiers and of an acceptable visual appearance, despite having little reference to the local vernacular. The Inspector noted that this area of housing adds little towards the statutory purposes of the national park.</p> <p>No conditions were attached to the cabin's retention. A condition relating to ancillary use was not considered necessary as the size and nature of the cabin was such that it is was considered unsuitable as a separate unit of accommodation. A condition relating to smokeless fuel was considered unnecessary given that there was no significant evidence that harm would arise to the living conditions of nearby occupants.</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00018/REF	Chichester	Copper Beeches Torberry Farm B2146 Ditcham Lane to Hurst Mill Lane Hurst South Harting GU31 5RG	Variation of condition 1 of permission HT/02/69. To remove agricultural occupancy from Copper Beeches, Torberry Farm.	07-Sep-16	Written Representations	<p>Chichester's Local Plan (Saved Policy RE19) seeks to retain agricultural workers dwellings unless it can be demonstrated that there is no longer demand for such accommodation. The Inspector noted that although limited evidence had been provided on demand he was satisfied that the condition remained necessary to comply with the Local Plan. However, the Inspector allowed the appeal as the appellants have previously had approved a certificate of lawfulness (CLEUD) for the occupation of the dwelling without complying with the condition. The Inspector identified this as the overriding consideration in his determination of the appeal.</p> <p>The CLEUD was granted as there had been a continuous breach of the occupancy restrictions for at least 10 years and the dwelling could therefore be occupied in breach of the condition in perpetuity. The Inspector noted that if a qualifying person occupies the dwelling it would reinstate the occupancy restrictions under the condition but given the reduction in market value that would result (approx. £150,000) this substantial financial loss meant the Inspector considered this</p>

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						scenario very unlikely to arise. In conclusion the Inspector noted that the condition was necessary to achieve the purpose for which it was originally intended but that the CLEUD had the effect of making it unenforceable for all practical purposes and that the condition has now outlived any useful planning purpose. The appeal was therefore allowed.
SDNP/16/00021/REF	Chichester	Danley Hill Danley Lane Linchmere West Sussex GU27 3NF	Demolish fire damage cottage and re-build as existing before fire damage. (Renewal of permission reference LM/09/03061/FUL).	10-Oct-16	Written Representations	The Inspector considered the visual benefits offered by the proposal would enhance the landscape and scenic qualities of the National Park and would therefore be consistent with paragraph 17 of the NPPF. The Inspector believed the development would achieve the economic, social and environmental objectives of sustainable development as set out in the NPPF. Whilst the benefits of the proposal were acknowledged to be small in scale when applying the presumption in favour of development at paragraph 14 of the NPPF the Inspector considered there to be no adverse impacts which would significantly outweigh the benefits, and thus allowed the appeal.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/15/00102/REF	Chichester	Brackenwood Telegraph Hill Midhurst West Sussex GU29 0BN	Change of use of land to mixed agricultural and equestrian (dressage) use; retention of: barn in reconfigured form, horse walker, wash down area, manure ramp, hay store, access track, parking and manoeuvring areas, exercise track and landscaping of the site	14-Nov-16	Public Inquiry	<p>The Inspector considered that there were 4 main issues in this appeal:</p> <ol style="list-style-type: none"> 1) The effect on the historic landscape character of the site 2) The effect on the character and appearance of the area 3) The impact on the sense of tranquility 4) the impact on trees on the boundary of the site <p>In a case of some considerable detail that warrants reading in full (not least because of a previous 2014 dismissed appeal at the site) the Inspector concluded that that it had not been demonstrated that the site was formed from historic woodland. The Inspector noted that this conclusion was contrary to the finding of the 2014 Inspector but that he had had the benefit of more extensive and detailed evidence to support his conclusions. The Inspector considered that views of the barn from the nearby public right of way would be generally at an oblique angle and that the timber cladding provides a suitable facing material and that the barn has the appearance of a building used for equestrian purposes in the countryside and that consequently the visual impact of the development is limited. In relation to tranquility the Inspector</p>

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						considered the degree of human activity associated with the equestrian use would not generate significant background noise and movement within the landscape or impact on the tranquility of the landscape. The Inspector noted that the barn provides an opportunity for activities that may otherwise take place outside to be undertaken indoors with less noise generation. In relation to trees on the western boundary the Inspector found that the possibility of further damage to the trees arising from the removal of buildings would outweigh the limited harm which has already occurred.
SDNP/16/00059/REF	Chichester	The Dower House Graffham Street Graffham GU28 0NP	Single storey side extension.	29-Nov-16	Fast Track Appeal	The Inspector noted that the proposal would not be visible from most public viewpoints and that where it is seen the extension would be seen as a proportionate addition (despite the Inspector noting its substantial size) to the parent property that would simply add to the existing variety of development in the area. The inspector stated the proposal would not harm the character or heritage interest of this undesignated heritage asset, that the proposal is consistent with the preservation of the character of the Graffham Conservation Area and that

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
						the proposal would have no effect on the setting of nearby listed buildings.
SDNP/16/00045/REF	Chichester	Brookvale Mill Vale Meadows Milland GU30 7LZ	Erection of detached double garage with ancillary non-habitable accommodation over.	09-Dec-16	Fast Track Appeal	The Inspector considered that the new building would not be dominant on the plot, would be subservient to the host dwelling and would not appear unusually out of place. He considered that the appeal scheme would have no noticeable impact on the natural beauty of the National Park, which would be conserved. CDC were concerned that the eaves level of the new building would be higher than that of the host dwelling. In response the Inspector imposed a condition requiring the gutter line to match.
SDNP/15/00130/REFHOU	East Hampshire	30 St Marys Road Liss Hampshire GU33 7AH	Loft conversion to include dormer window to rear	05-Apr-16	Fast Track Appeal	This decision turned solely on the appearance of the proposed extension. The Inspector considered that the rear of the property is seen only in private views and then within the context of an already complicated roof form. The Inspector did acknowledge that the proposal was not an example of 'exemplary design' required by development plan policy but that the constraints of an existing building do not always make this feasible and that, overall, the appeal scheme would not have an unacceptable impact.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00028/REFHOU	East Hampshire	5 Grange Road Petersfield Hampshire GU32 3LY	Two storey side extension following demolition of conservatory	11-Aug-16	Fast Track Appeal	The Inspector considered that the appeal scheme did not cause harm to the character and appearance of the street scene given its acceptable appearance and relationship to the parent property and as there was no clear prevailing character of development within the immediate locality. Neither the Council nor the Inspector considered that the proposal would cause harm to the purposes of the National Park.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/15/00128/REFCLU	East Hampshire	Miscombe Manor Pitcroft Lane Buriton Petersfield GU31 5SS	Certificate of lawful development for existing use - The use of Miscombe Manor and the attached annex for residential purposes without complying with the agricultural occupancy condition.	02-Sep-16	Public Inquiry	There were 2 main issues here. Firstly, whether there was positive deception within the planning process by the appellant in respect to Condition 2 of the planning permission which stipulates - <i>The occupation of the dwelling should be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.</i> The second issue was common ground between the parties prior to the inquiry, but at the inquiry the Council raised a new matter as to whether or not the appellant's occupation was in compliance with the agricultural occupancy Condition 2. Evidence was given under oath at this Public Inquiry and the Inspector concluded that the appellant was running the estate from the appeal premises and believed that his use and occupation of the house and office was in accordance with the planning permission. He believed that based on the evidence put before him that there was no deliberate concealment or misleading of the council that was intended to undermine the planning process.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00040/REFHOU	East Hampshire	20 and 22 Shotterfield Terrace Liss Hampshire GU33 7DY	Detached double garage with room over, set astride boundary of both properties	08-Sep-16	Written Representations	The two key issues were the impact on the character and appearance of Shotterfield Terrace and the surrounding area and any impact on the living conditions of the occupants of neighbouring properties in respect to privacy. The Inspector set out that although the proposed structure represented the introduction of a substantial built form into a location where only modest structures are currently present the effect would be tempered by the more spacious arrangements of the properties within the plots to the north east of Shotterfield Terrace compared with the denser pattern of properties nearby. The Inspector considered there to be no strong consistency in the surrounding area in respect to scale of properties, their plots, or indeed the separation distances between them. He also commented that the proposed gable roof was consistent with the design of nearby properties. For these reasons he considered the proposed garage would not appear overly dominant or incongruous in respect of its relationship with neighbouring properties. A condition was imposed to ensure that roof light windows be non

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
						opening and obscurely glazed to prevent harm to neighbouring amenity.
SDNP/16/00049/REFHOU	East Hampshire	Manor Farm Worldham Hill East Worldham Alton GU34 3AY	Loft conversion to include alterations to roof with four dormer windows to front and three dormer windows, and balcony to rear	09-Dec-16	Fast Track Appeal	The concerns from the original application were the effect of the proposed alterations on the character and appearance of the dwelling and the implications for the range of dwelling sizes available in the area. The inspector concluded that provided a condition was attached requiring details of the roof construction be approved by the council, the scheme would not conflict with the design quality aims of the Local Plan Policy HE2 and Joint Core Strategy policy CP29. In relation to dwelling size the Inspector noted that there was some dispute about the area of the existing dwelling and the additional area proposed. The Inspector noted that whichever calculation was adopted the total floor space of the extended house would be well above 401 sq. m. This would conflict with the aims of Local Plan development plan Policy H16 but that in his view there were significant mitigating circumstances. Firstly, the existing house is already a substantial property with 5 bedrooms and the proposal would not increase this number. Secondly, the rationale behind the thresholds set out in policy H16 is

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
						not explained; it is unclear why retaining a smaller 5 bedroom house will help in maintaining a mix of dwellings sizes, or help to satisfy the identified housing need. He thus allowed the appeal.
SDNP/16/00041/REF	Horsham	Watersfield Chapel London Road Watersfield West Sussex RH20 1NQ	Change of use of redundant chapel to 2 bed dwelling. Erection of first floor extension, demolition of rear extension and erection of 2 storey rear extension. Provision of 2 off street parking spaces.	02-Dec-16	Written Representations	An application for the conversion of the chapel into a 1 bedroom dwelling in 2014 was refused due to the lack of private amenity space and an unacceptable risk to attractive Yew trees. This appeal scheme differed from the 2014 refusal as it would remove the existing rear addition in order to create a garden area and, consequently, would result in the subsequent building being further from the protected trees. The Inspector considered that main issue in the appeal was therefore the effect of the proposal on the architectural character of the chapel and whether it would result in a satisfactory living environment for future occupiers with particular reference to amenity space. The inspector stated the proposal would maintain the architectural character of the chapel and would accord with Policy DC24. It would also, in his view, adhere to the other policies cited which generally seek a high quality design. In terms of the living environment the inspector concluded that the unusual nature of the dwelling

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						would mean future occupiers would not necessarily expect a conventional outdoor environment. The Inspector also noted that a small but discrete and secluded area would be available to give scope for sitting out and drying clothes if required. Concern was also expressed about possible unmarked graves and on-going access for any relatives of the deceased. The appellant observed that the site is rarely visited and referred to the Disused Burial Grounds Act 1981. The Inspector set out that the implementation of any planning permission would need to take into account of any relevant legislation in this respect including any notifications required. The Inspector stated that this is a separate matter and allowed the appeal.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00042/REF	Horsham	23 Brookview Coldwaltham Pulborough West Sussex RH20 1LU	Proposed new dwelling along with new vehicular access	05-Dec-16	Written Representations	<p>The appeal turned on the effect of the proposal on the character and appearance of the area. The Inspector noted:</p> <ul style="list-style-type: none"> • The loss of garden area would not adversely affect the character and appearance of the area • The extension would balance this pair of semi-detached dwellings (the other part already having a similar extension) and given this the Inspector considered that the fact that the extension was not subservient to not be harmful • That the site is within the built up area of Coldwaltham and, for this reason, would not harm its landscape and scenic beauty. <p>HDC requested that permitted development rights be taken away from the new dwelling. The Inspector noted that this can only be done in exceptional circumstances and that no justification had been put forward that the appeal scheme would result in a cramped plot.</p>

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/15/00103/REF	Lewes	New Pit Depot Mill Road Lewes East Sussex	Erection of a storage building (B8) for salt	07-Apr-16	Written Representations	<p>The main issues were the appropriateness or otherwise of the development within the countryside, its effect on the character and appearance of the rural landscape and on the scenic beauty of the South Downs National Park.</p> <p>The Inspector explained that the new building would not be visible in the vast majority of public views. The Inspector noted that a lawful development certificate exists to store salt on the appeal site, however it does not specifically limit the quantity of salt that could be stored or where on site it could be stored. The Inspector noted that salt storage could lawfully resume on the site which would result in open storage of the salt resulting in potentially adverse implications for the site's overall appearance. The Inspector explained that the proposed storage building would consolidate the future storage of salt within a single building and, given the harm that could arise from open storage without a building, did not consider that the proposal would result in any significantly worse situation than would result from the lawful use of the site. The Inspector also noted that there are benefits to</p>

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						groundwater of salt storage within a solid and impermeable building rather than open storage. Multiple conditions were imposed, including restricting the use of the building to the storage of salt for winter gritting and to prevent the storage of salt anywhere else on the site.
SDNP/16/00016/REF	Lewes	Aldi Stores Ltd Brooks Road Lewes East Sussex BN7 2BY	Variation of condition 11 attached to planning permission LW/10/1254/NP to reduce the length of free car parking from 3 hours to 1.5 hours	28-Jul-16	Written Representations	The main issue considered was the effect of the reduced time for free car parking at Aldi on the vitality and viability of the Lewes town centre. The Inspector considered that there was no evidence that reducing the time slot for free parking from 3 hours to 1.5 hours would harm the vitality and viability of Lewes town centre and that rather it would aid the availability of car parking spaces for those visiting the town centre.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00017/REF	Lewes	207 High Street Lewes East Sussex BN7 2NS	Erection of a detached (part subterranean) sustainable house with on-site parking	29-Jul-16	Hearing	<p>The 3 main issues relating to this application were; 1) whether the proposal would preserve or enhance the character or appearance of the Lewes Conservation Area, 2) the effect of the proposal on the setting of the nearby listed buildings and 3) whether the proposal would comply with the first statutory purpose of the National Park. The Authority were also concerned that approval would set a harmful precedent.</p> <p>The Inspector considered that the proposal would not be incongruous or contrived and would not significantly encroach on the historic layout of the perimeter block, but would rather respond appropriately to the constraints of the appeal site and its surroundings. On the issue of setting a precedent the inspector stated no directly similar or comparable sites to which this might apply were put forward and that each application and appeal must be determined on its own individual merits. The Inspector considered that a generalised concern of this nature does not, in this case, justify the withholding of planning permission. The inspector believed the proposal would preserve the setting of nearby Listed Buildings and would not</p>

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						result in harm to these designated heritage assets. Finally the Inspector commented on the Authority's concerns about the proposal affecting the cultural heritage of the area in conflict with the SDNPA purposes. The inspector stated he had no evidence to demonstrate that the appeal site has any particular value in respect of the intangible elements of cultural heritage. In conclusion he was content that the proposal would conserve the landscape and natural beauty, wildlife and cultural heritage of the SDNP in compliance with its statutory purposes.
SDNP/16/00015/REF	Lewes	High Elms Filling Station Brighton Road Lewes East Sussex BN7 3JR	Decommission 6 single skin underground fuel tanks totalling 130kL capacity, replace with 4 above ground double skin bunded fuel tanks totalling 62kL capacity	21-Sep-16	Written Representations	The main issue was whether the requirements of each of the originally imposed planning conditions was reasonable and necessary to safeguard against contamination and pollution of the surrounding environment. The Inspector set out that any condition imposed must meet the tests set out in paragraph 206 of the Framework and be necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The Inspector considered that 5 of the conditions originally imposed did not meet the required criteria. Because of the

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						defectiveness of the wording the Inspector deleted 5 conditions and substituted with reworded conditions. The Inspector's aim was to make the conditions specific to the permitted development. The appeal was then allowed.
SDNP/16/00026/REFHOU	SDNPA DM Team	Bertina Bhabra Farm Shellbridge Road Slindon West Sussex BN18 0LT	Temporary siting of caravan for 1 year and a storage container.	29-Jul-16	Written Representations	<p>This appeal was a Split decision. The appeal was dismissed as it relates to the temporary siting of a caravan for 1 year but allowed as it relates to the temporary siting of a storage container for 1 year.</p> <p>Regarding the caravan, the Inspector considered that the appellant's claim that it was necessary for site security and management of livestock was unfounded and that these provisions could be adequately met off site. The Inspector also considered that an existing, permanent structure located to the front of the site could be utilised successfully for these purposes. This element of the scheme was therefore dismissed in the absence of sufficient justification.</p> <p>In respect of the storage container the inspector considered that its use to house various agricultural equipment to upkeep and maintain the land was not in</p>

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						anyway unreasonable and would accord with Local Plan Policy GEN3. The Inspector considered the container to be not particularly attractive and to contrast unfavourably with the rural surroundings. However he noted that the container was positioned discreetly on the site in and amongst trees and that it could only be readily viewed from within the site. The Inspector was satisfied that no significant harm would result from its retention on site for a year whilst a more permanent storage solution was sought.
SDNP/16/00038/REFHOU	SDNPA DM Team	3 Meadsway Slindon Arundel West Sussex BN18 0QU	Proposed Hard Standing & Driveway	31- Oct- 16	Fast Track Appeal	The main issue was whether the proposed development would preserve or enhance the character or appearance of the Slindon Conservation Area and conserve the landscape and scenic beauty of the National Park. The parking of cars on a hardstanding directly in front of the house would, the Inspector noted, be contrary to the existing situation generally in the street. However the parking area would only be across part of the house frontage and so would not dominate the house. The Inspector also considered that the degree of prominence of the hardstanding area and associated parking would also be reduced to a

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						degree due to the set back of Number 3 relative to the adjacent number 2. In conclusion the Inspector considered the proposed development would preserve the character and appearance of the Conservation Area and conserve the landscape and scenic beauty of the National Park. The Inspector gave little weight to the concern raised of insufficient manoeuvring space on the proposed hardstanding as there was found to be insufficient evidence to support this claim. The Parish also raised the issue of ensuring that there would be no disruption to parking during construction of the proposal. The Inspector considered the small scale nature of the proposed development would be unlikely to cause material disruption in this respect.

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App No	Authority	Site	Description of Development	Date	Appeal Method	Comments
SDNP/16/00065/REFHOU	SDNPA DM Team	Pond Cottage Back Lane Milton Street Wilmington BN26 5RN	The widening of existing garage, the removal of the existing ancillary accommodation (wooden outbuildings to the rear of the garage) and the erection of a single storey ancillary residential annexe with associated landscaping.	09-Feb-17	Fast Track Appeal	The main issue in this case was the effect of the proposed annexe building upon the character and appearance of Pond Cottage and that of the surrounding landscape. The Inspector allowed the appeal and noted that his decision in this case had been greatly influenced by the fact that the annexe would replace dilapidated and unsightly structures which, given the topography of the appeal site, are highly visible from the South Downs and which also damage the setting of the listed building. By contrast the annexe would be set into the slope of the garden and screened in views from open Downland by dedicated landscaping.
SDNP/15/00099/ENNOT	SDNPA Minerals and Waste	Heath End Quarry Station Road Heath End Petworth West Sussex GU28 0JG	Appeal Against Enforcement Notice	08-Sep-16	Hearing	Appeal B was against an enforcement notice that was issued on 14/08/2015 for breach of planning control. The appeal was allowed and the enforcement notice was quashed and planning permission granted. The Inspector gave weight to the economic benefits of the proposal and that it would allow sand to be extracted before the site is sterilised by works of restoration. The Inspector noted that there would be a temporary adverse effect on the National Park arising from a further 5 years of mineral working but

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						that the impact on the Park would be limited due to existing effective screening. The Inspector attached great weight to the benefits of mineral extraction.
SDNP/15/00127/NONDET	Winchester	Houghtons Transport (Wickham) Ltd Warnford Road Corhampton Hampshire SO32 3ND	(AMENDED DESCRIPTION AND PLANS 23.06.15) Cessation of transport haulage yard and demolition of existing commercial buildings. Construction of eight dwellings with parking, cycle and refuse collection provision with access off Warnford Road and De Port Heights	18-May-16	Written Representations	This appeal was against non-determination. The main issue was whether the layout and design of the proposed development would be in keeping with the character and appearance of the area. The inspector concluded that overall the development would be in keeping with the character and appearance of the area, taking into account the purposes for which the SDNP had been designated. He added that there would be no harmful conflict with applicable Joint Core Strategy policies and with the Village Design Statement. Accordingly the appeal was allowed and 18 conditions were imposed.
SDNP/16/00034/REF	Winchester	Brockwood End Riversdown Road West Meon Hampshire	Use of outbuilding as an annex to Brookwood End and associated external works (RETROSPECTIVE).	30-Aug-16	Fast Track Appeal	The inspector allowed the appeal as he considered there was a clear need for the annex, because the building was a converted garage and was clearly subordinate to the host dwelling and because the building was sited close to the main house and would not easily facilitate any credible future severance. The annex would share facilities with

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		GU32 IJS				the main house in terms of pedestrian and vehicular access, car parking, garden and utility services.
SDNP/16/00047/REFHOU	Winchester	Lomer Cottage Lomer Lane Warnford Hampshire SO32 3LJ	Extend the existing cottage at ground to provide a new kitchen to meet current building standards and at first floor to include a new master bedroom and en-suite bathroom.	31-Oct-16	Written Representations	<p>The main concern was the effect on the stock of small or more affordable dwellings in the countryside as outlined in Winchester District Local Plan Policy CE23.</p> <p>The Inspector considered that due to the sizable plot of land that formed the appeal site the existing 3 bedroom dwelling was less likely to be affordable compared to other similar sized houses on average sized plots. Therefore the Inspector considered that a 25% increase in floor area would likely create a value similar to slightly larger, relatively less affordable dwellings. Given the site specific circumstances the Inspector considered that the proposal would not cause unacceptable harm to the stock of small or more affordable dwellings in the countryside.</p>

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SDNP/16/00088/REF	Winchester	9 Hill Rise Twyford Winchester Hampshire SO21 1QH	Loft conversion with new dormer to rear and roof lights to front.	28-Feb-17	Fast Track Appeal	<p>The main issues were the effect of the proposed new dormer on the character and appearance of the existing dwelling and the terrace of which it forms a part and whether the character and appearance of the Twyford Conservation Area would be preserved or enhanced.</p> <p>The Inspector noted amended drawings had been tabled whereby the proposal had been reduced in size and projection with increased distances to the ridge, eaves, and the boundary with the adjoining dwelling on the eastern flank. Other amendments were the removal of the glass doors and balustrade (effectively deleting the Juliet balcony) and the introduction of non-reflective glass for the reduced glazed area. These amendments made the proposal acceptable in the Inspector's view due to the proportionate size of the dormer and the limited visibility of the rear roofscape being such that there would be no harmful effect on the streetscene.</p>

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Table 6 – Validation performance for 2016/17 (April 2016 to March 2017)

Authority	Total cases validated	Validated in 5 working days
SDNPA		
Major application cases	187	132 (71%)
Recovered planning service	425	301(71%)
Mineral and Waste cases	24	13 (54%)
Sub-total	636	446 (70%)
Host authorities		
Adur and Worthing	21	16 (76%)
Chichester	1508	811(54%)
East Hampshire	960	705(73%)
Horsham	136	82 (60%)
Lewes	818	381 (47%)
Mid-Sussex	93	82 (88%)
Winchester	649	364 (56%)
Sub-total	4185	2441 (58%)
Counties		
East Sussex	1	0 (0%)
Hampshire	1	0 (0%)
Sub-total	2	0 (0%)
Overall Total	4821	2887 (60%)

Table 6 includes only statutory cases and excludes pre-application enquiries and requests on the need for planning permission