

Report to	<b>Planning Committee</b>
Date	<b>8 February 2018</b>
By	<b>Director of Planning</b>
Local Authority	<b>Horsham District Council</b>
Application Number	<b>SDNP/16/06023/FUL &amp; SDNP/16/06024/LIS</b>
Applicant	<b>Wiston Estate</b>
Application	<b>Change of use from existing agricultural buildings to various uses, including residential, under the general description of an Ecumenical Retreat, Prayer Centre with bunk house accommodation, the erection of new agricultural buildings with access and creation of a car parking area</b>
Address	<b>Great Barn, Chanctonbury Ring Road, Wiston</b>

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**Recommendation for SDNP/16/06023/FUL: That planning permission be granted subject to the conditions set out in Section 10.1 of this report.**

**Recommendation for SDNP/16/06024/LIS: That listed building consent be granted subject to the conditions set out in Section 10.2 of this report.**

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### **Executive Summary**

The applicant seeks planning permission and listed building consent for the conversion of the Great Barn and a series of surrounding farm buildings to form an ecumenical retreat including visitor and staff accommodation, kitchen, laundry room, resource room, and a walker's bunk house. Permission is also sought for the construction of three new agricultural buildings with associated access onto Chanctonbury Ring road, and the expansion of the Chanctonbury Ring car park. The application for listed building consent is required for the proposed works affecting the grade II listed Great Barn and adjoining farm buildings and structures.

In policy terms the principle of the conversion and re-use of redundant farm buildings, and their replacement with new fit for purpose structures is supported. The main issues relevant to the determination of both applications are considered to be:

- Impact on the special character of the listed building and the historic farmstead setting;
- Design, landscape and visual impact;
- Highway safety and impact upon the PRoV network; and
- Effects on ecology and trees.

Great Barn is highlighted in the Wiston Whole Estate Plan (WEP) as a key aspiration of the Estate to provide benefits to the rural economy, organic farming practices and the local community. Most of the farm buildings are considered to be redundant for the purposes of modern day agriculture. The conversion of the Great Barn and works to surrounding livestock and storage buildings are considered to secure the long term preservation of the heritage assets in the wider public interest with an enhancements to the farmstead setting.

Whilst the scheme would impact on several bat roosts and nesting sites, there is sufficient justification to demonstrate that the scheme meets the three IROPI (Imperative Reasons of Overriding Public Interest) tests and an acceptable method for mitigation satisfy the county ecologist and officers that a European Protected Species License could be granted. The proposed Mitigation measures are to be secured through conditions.

The conversion of the farmstead to a religious retreat would accompany a need for additional farm buildings to support the existing tenant farmer's organic beef herd. The three new sheds will be utilitarian in design and it is recognised that both the scale and location of the sheds is likely to result in an adverse landscape and visual impact, particularly when viewed from the Downs and Chanctonbury Ring.

However a significant amount of evidence has been provided, including a comprehensive historic farmstead assessment, written justification of farm need together with the support of an impartial agricultural consultant, to satisfy officers that the proposed amount, design and location of new farm buildings has been properly considered to minimise the impact above that of possible alternatives. Officers have referred to a number of wider issues in arriving at this conclusion, including the merits of preserving the historic significance of Great Barn, the wider farmstead, the relationship with Chanctonbury Ring, Public Right of Way (PRoW) network, vehicular and pedestrian access and drainage.

On balance the proposed merits presented in the planning application are considered to outweigh the landscape impact, subject to a number of conditions, including further details and a method for conversion and construction of buildings details of all external materials and surface treatments, a detailed final scheme of hard and soft landscaping with ongoing management, mitigation measures for the loss of habitat.

The application for listed building consent is considered to have been appropriately justified, and both applications are considered to comply with local and national planning policies. The scheme is considered to comply with the first and second purposes of the National Park in accordance with the aspirations of the Wiston WEP and South Downs Partnership Management Plan policies. It is therefore recommended that planning permission and listed building consent be granted, subject to the conditions set out in this section 10 of this report.

## **I. Site Description**

- I.1 Great Barn Farm is situated north of the Chanctonbury Ring at the foot of the Downs; it is a working farm and is part and parcel of the Wiston Estate. Wiston House is situated approximately 0.7 kilometres to the east and the two are separated by historic parkland and agricultural fields. Chanctonbury Ring car park lies approximately 150 metres north of the site which is surrounded by agricultural land.
- I.2 The site is accessible via the Chanctonbury Ring Road with a junction onto the A283 (Steyning Road) 1.3 kilometres to the north. The closest settlements are Washington around 3.5 kilometres to the west and Steyning, which is 5 kilometres to the east. Wiston village lies 2 kilometres to the north.
- I.3 The Great Barn is a Grade II listed building; the list description describes the building as 'probably 18<sup>th</sup> Century, faced with flints with red brick dressings and quoins'. The barn retains a hipped Horsham slab roof with loop windows and a tie-beam roof inside with arched braces. To the south of the building is a timber store sat on saddle stones. Great Barn forms part of a farm group comprising a series of different buildings of varying character. Many of these buildings are physically attached to the Great Barn and are therefore also considered to be listed; preservation of these structures to be ancillary in use to the Great Barn is integral to securing an enhancement to the historic farmstead as a whole.
- I.4 Great Barn Farm is currently operated by a tenant farmer who leases the land from the Wiston Estate. The farm business is principally based on the breeding of a rare Sussex pureblood organic beef herd. Many of the historic buildings have become redundant from agricultural use, albeit the Great Barn continues to be used for storage of hay. A number of more modern sheds remain in use for animal housing or storage of feed and farm machinery.

- 1.5 A public footpath runs through the site from east to west, connecting to a right of way just south of the grounds of Wiston House to the Chanctonbury Ring Road. The site is afforded good access to the Chanctonbury Ring, climbing the scarp slope following a bridleway heading west then east. The Ring is a scheduled ancient Monument (SAM) offering strategic views across the site and wider countryside.
- 1.6 Chanctonbury Ring is also designated as a Site of Special Scientific Interest (SSSI); it lies on the steep chalk escarpment and is dominated by a nationally uncommon woodland type. There are also areas of chalk grassland, another habitat that has a restricted distribution nationally. The SSSI has records for over sixty species of breeding bird. These include downland species such as meadow pipit and corn bunting and woodland birds like green woodpecker, nuthatch and nightingale.
- 1.7 The site falls within the Arun to Adur Open Downs Character type as defined by the South Downs Integrated Landscape Character Assessment (ILCA). The character area is described as 'vast open rolling upland chalk landscape of blunt, whale-backed Downs' reaching 238m above sea level at Chanctonbury Hill. The landscape is dominated by large scale irregular fields of arable and pasture bounded by visually permeable post and wire fencing or sparse thorn hedgerows creating a very open landscape supporting a range of farmland birds. Hedgerows and tracks survive from the earlier manorial downland landscape including the public footpath which cuts through the site.
- 1.8 Great Barn Farm and the immediately adjoining fields to the north and south lie beyond the Wiston Parkland Character Area, according to the original historic register map. The land to the north and west of the parkland also have a more regular field pattern than the parkland area.

## **2. Relevant Planning History**

- 2.1 SDNP/15/03910/PREAP: Pre application advice for conversion to a religious retreat – advice given by Horsham District Council regarding relevant policies used to determine an application.

## **3. Proposal**

- 3.1 The application seeks planning permission for:
  - Conversion of the grade II listed Great Barn to facilitate a communal retreat space, with worship area, kitchen, WC and store (listed as B01a on the submitted plans). This would become the main retreat space used by guests and visitors. It is also proposed to part convert part rebuild the adjacent timber granary store to an administration office (listed as B10 on the plans). It is also proposed to repair the external block and knapped flint walling and restore the Horsham stone tile roof. An existing lean-to structure on the southern elevation is to be rebuilt with plain tiles and horizontal timber weatherboarding (shown as B09 on the plans).
  - Partial conversion of a row of single storey open sided sheds and partial new build to provide guest and staff accommodation for the retreat (listed as B03, B04a B05 on the plans). The proposed works would require more extensive rebuilding of central component and roof structures, with infill of the courtyard facing elevations with simple straw bale and render walling, timber doors and windows with a vertical emphasis. Small openings and conservation roof lights are proposed on the rear elevations with solar panels across the lower roof section facing into the courtyard. The roof would be finished with slate and clay tile. The conversion would provide 6 two bed units, each with a small sitting area, bathroom and kitchenette. The hipped roof section would be converted into a two double bedroom warden's unit. Final details and material finishes would be agreed by condition.
  - Conversion of a brick and clay tile stable block to form a library and seminar room (listed as B02 on the submitted plans) to be used by retreat guests and community group events. The conversion would require repairs to the roof, two small conservation roof lights, replacement windows and doors to create an open plan area with internal folding partition to allow for separate group uses and private study. This building is an

important feature on the approach into the farmstead, with a prominent circular brick turret visible on the south west corner.

- Conversion of a single storey farm store, built from brick and plain tile, to provide a plant, laundry and drying room (shown as B11 on the submitted plans). The courtyard facing elevation would feature vertical timber weatherboarding and repaired brick walling to create an equipment store, laundry room and boiler in three separate rooms.
- Part conversion, part rebuild of detached agricultural store adjacent to Great Barn the public footpath to provide two units of single storey staff accommodation (listed as B13-15 on the submitted plans). Two open plan living areas are proposed with three bedrooms between both units. The existing structure would be reinforced with new timber frame supporting timber weatherboarding across the principal elevation facing directly onto the PRow. Two car parking spaces are proposed, one to either side of the building. The existing clay roof tiles are to be retained or matched with a similar colour and texture. Three staff members (and any dependents) would live at the site including a head of hospitality, site maintenance manager and a farm manager. Staffing would cover the retreat, bunk house accommodation and the management of the farmstead buildings and agricultural land.
- Rebuilding of an existing timber barn on brick piers to provide a backpacker's hostel (listed as B12 on the submitted plans). The hostel would provide a total of 7 bedrooms with two WC/Shower rooms and a storage cupboard. Welsh slates are proposed over a replacement oak timber frame, with repair and reinstatement of brick piers. All existing timber framing would be recorded and repaired where possible; a schedule of works to be agreed with the Local Planning Authority. The historic farmstead assessment notes that this building is potentially worthy of listing, given it is an unusual early example of a prefabricated storage building.
- Erection of three new portal framed agricultural sheds on land to the south west of the main farmstead to house cattle, feed and machinery storage, with the extension of existing yard and the provision of a new access road connecting to the southern end of the Chanctonbury Ring Road. The buildings would cover a total floor area of up to 1620 square metres, each with a ridge height of no more than 7 metres, width of 18 metres and length of 30 metres. Proposed material include vertical timber boarding and a profiled sheet roofing. A new hardstand will also be provided to connect to the existing gate access into the main farm to be used in association with two storage sheds on the western edge of the farmstead, to be retained for agricultural use by the current tenant farmer. A grain store, workshop and hay barn on the south west edge of the farm would be retained for agricultural use in conjunction with the new sheds. Further drainage details are required by condition.
- Proposed extension of the Chanctonbury Ring car park with loose gravel surface to provide an additional 21 parking spaces to be used by guests to the retreat, day visitors and staff. Final surfacing and layout would be subject to a condition of consent.
- A scheme of landscaping including meditative retreat garden, restored pond area, woodland planting, orchard, viticulture, hedge planting, pic arcs and compensatory tree planting at the point of the proposed farm access. This follows the Society of Saint Columba's principle in favour of preserving the organic status of the land whilst promoting permaculture and protecting natural ecosystems. The submitted landscape masterplan illustrates a detailed breakdown of each agricultural use to demonstrate the broad mix of uses associated with the proposed retreat space

### 3.2 The application for Listed building consent is submitted in relation to:

- Conversion of the grade II listed Great Barn (B01a) and works to associated listed farm buildings including the repair of an adjoining lean-to storage building (B09) on the south side of the barn with plain tiles and horizontal timber weatherboarding. Internal alterations include a partition screen, kitchen and WC facilities. It is proposed to install a series of new timber framed glazing with timber doors in the bays.
- Partial restoration and partial rebuild of the adjacent timber granary (B10) on the south elevation of the Great Barn, originally constructed from lapped timber under a clay tiled roof standing on saddle stones. This is an oak framed building with softwood repairs

clad in softwood feather-edged boards with a small flue and wood burner proposed. Substantial works are required to bring this building back into use including upgrading of the existing oak frame with replacement cladding and tile roof.

- Conversion of L-shaped former stable building (B02) built from brick and clay tile roof in the north west corner of the courtyard to provide seminar room and library space including provision of new openings and two conservation roof lights. The building is thought to be early 20<sup>th</sup> century and appears to have been built against an earlier flint wall, which now forms the rear of the building adjoining the former animal housing.
- Conversion of animal shed (B03) and rebuilding of middle section of former animal housing (B04a) situated on the north side of the farm yard. These are mid-19<sup>th</sup> century with a flint rear wall and slated roof, to be converted into guest accommodation with proposed glass and render infill on the front (courtyard) elevation.
- Conversion of stables (B05) constructed from coursed unknapped flint walls with brick quoins under a slate tiled roof and timber cladding and stable doors facing into the farm yard. The converted stables would provide a single unit of staff accommodation with retention of timber façade on the principal elevation.
- Conversion of former cart shed (B11) constructed largely from red brick under a clay plain tile roof to be used for storage and laundry room with new timber and render infill of the principal elevation.
- Demolition of a two large modern steel farm sheds attached to Great Barn and animal sheds. These are thought to be mid-20<sup>th</sup> century structures used for animal housing and feed storage.
- Although not physically attached to the listed building, storage sheds (B13-B15) and a timber store on brick piers (B12) have also be considered in the context of their impact upon the setting of Great Barn.

#### **4. Consultations**

##### **4.1 Wiston Parish Council - Support**

- The proposed change of use would be a worthwhile purpose for these historic buildings, and investment in them would secure their future.

##### **4.2 HCC Archaeology Officer – No objection**

##### **4.3 HCC Ecology Officer – No objection subject to conditions**

- The submitted application includes two Bat Emergence Survey Reports, and Bat Emergence Survey Ecological Mitigation Plan setting out mitigation measures required as part of an EPS licence, in addition to the results and conclusions of the survey work undertaken in August and September 2016 and May 2017.
- The presence of bat roosts belonging to three different bat species has been confirmed in three of the buildings (Great Barn or Building 1, the stable and open fronted barn OR Building 2 and Wooden store shed or Building 3).
- It is for the LPA to assess the proposals against the first two IROPI tests. In order to assess the development against the third test, sufficient details must be available to show how killing / injury of bats will be avoided and how the impacts to bats / bat roosts will be addressed or how the loss of the roost will be compensated.
- In this case mitigation measures are proposed (one way excluders, supervised building strip, interim bat box) and one of the new buildings will have a section of the roof sectioned off and bat roosting features incorporated.
- The second and third tests are likely to be met. If minded to grant permission, I suggest that all ecological mitigation, compensation and enhancement measures are secured by condition.

##### **4.4 HCC Highways Officer – No objection subject to conditions**

##### **4.5 Horsham Environmental Health Officer – No objection subject to conditions**

##### **4.6 Horsham Tree Officer – No objection subject to conditions**

#### **4.7 HCC Landscape Officer – Comment**

- Preliminary comments given during early stages of assessment advising that more detailed landscaping plans be completed to outline the various components of the scheme.
- Recommendation that applicants consider alternative sites for the location of new agricultural buildings be considered in terms of landscape and visual impact.
- SDNP Landscape Officer has subsequently provided further detailed comments and guidance (See below).

#### **4.8 SDNPA Landscape Officer – No objection subject to conditions**

- The principle of the use is supported on the basis that comprehensive landscape conditions will be imposed to secure a sensitive design which retains the key characteristics of the farmstead and wider landscape.
- The overarching aim of the landscape plan to be produced as part of the condition submission, is to find a solution which enables the following principles to be met:
  - landscape character retained and enhanced;
  - promote permaculture design principles;
  - good land management practices; and
  - the Landscape Strategy required should be a plan and an overarching set of principles, which can be used to guide the detailed design progresses.

#### **4.9 SDNPA Historic Building Officer – Support with conditions**

- In considering the scheme as a whole package, it is concluded that the benefits for the Historic Environment that arise from the project, particularly for the Great Barn, are much greater than any harm caused. Approval is therefore supported.

#### **4.10 South Downs Society – Support**

- Acknowledgement that the principle of development is sound.
- Clarification on specific details (materials, landscaping) is required.

### **5. Representations**

#### **5.1 5 third-party representations have been received, all in support of the proposal. A summary of the main comments is as follows:**

- This is a crucial time to provide rural spaces for people of all backgrounds in need of quiet, reflection and hospitality.
- The buildings appear dilapidated.
- The project will renew the site with a wholly appropriate use to its surroundings.
- Local desire to use the retreat centre as a place of solitude and spiritual reflection.
- The scheme will enhance the local economy by providing jobs and selling locally grown organic produce.
- Additional visitors will be attracted to the National Park.
- The scheme will provide a learning resource to celebrate spiritual heritage of the Celtic Church in ancient Britain.
- The close position to the South Downs Way is ideally suited for walkers to experience the roots and traditions of the Celtic Monastic church.

### **6. Planning Policy Context**

#### **6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area comprises saved policies in the Horsham District Council (HDC) Core Strategy (CS) 2007 and HDC General Development Control Policies (GDGP) 2007. The relevant policies are set out in Section 7 below.**

##### National Park Purposes

#### **6.2 The two statutory purposes of the SDNP designation are:**

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;

- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

#### National Planning Policy Framework and Circular 2010

- 6.3 The National Planning Policy Framework is considered holistically although the following sections are of particular relevance to the applications:
- Section 1: Building a strong, competitive economy
  - Section 3: Supporting a prosperous rural economy
  - Section 4: Promoting sustainable transport
  - Section 6: Delivering a wide choice of high quality homes
  - Section 7: Requiring good design
  - Section 8: Promoting healthy communities
  - Section 11: Conserving and enhancing the historic environment
- 6.4 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.
- 6.5 Additionally, Paragraph 116 states that planning permission for major developments within National Parks should be refused except in exceptional circumstances and where it can be demonstrated they are in the public interest. Applications for major development should include an assessment of:
- the need for the development, including in terms of any national considerations and the impact of permitting or refusing it, upon the local economy;
  - the cost of, and scope for, development outside the designated area, or meeting the need for it in some other way; and
  - any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated.
- 6.6 It should be noted that there are two strands to the criteria outlined in paragraph 116 of the NPPF, which relate to 'exceptional circumstances' and the 'public interest'. Both have to be satisfied if major development is to be considered acceptable within the National Park. This is considered in further detail under Section 7 below.
- 6.7 Great Barn is a grade II listed building. Paragraph 132 requires greater weight to be given to a heritage asset's conservation and any harm or loss should require clear and convincing justification; advice is given on what constitutes 'significant harm' and 'less than significant harm' to a heritage asset.
- 6.8 Paragraph 133 states 'Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'.
- 6.9 Paragraph 134 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

#### South Downs Partnership Management Plan

- 6.10 The South Downs National Park Partnership Management Plan 2014-2019 is a material consideration in the determination of planning applications, as outlined in national planning practice guidance, and has some weight pending the adoption of the SDNP Local Plan. It

outlines a vision and long term outcomes for the National Park. The following policies are relevant:

- General Policy 1: Conserve and enhance the natural beauty and special qualities of the landscape;
- General Policy 3: Protect and enhance tranquillity and dark night skies;
- General Policy 5: Conserve and enhance populations of priority species in and around the National Park;
- General Policy 9: The significance of the historic environment is protected from harm;
- General Policy 10: Improve the management of heritage assets, particularly focusing on those that are 'at risk';
- Farming Policy 13: Support the financial viability of farm businesses through appropriate infrastructure and diversification developments encouraging those that support sustainable farming.
- Farming Policy 15: Increase understanding of farming and of farmers as the custodians of many of the special qualities of the National Park.
- General Policy 28: Improve and maintain rights of way and access land;
- General Policy 29: Enhance the health and wellbeing of residents and visitors;
- General Policy 30: Develop 'access for all' opportunities, particularly supporting those groups currently underrepresented;
- General Policy 31: Raise awareness and understanding about the National Park with consistent messages that inspire and celebrate a strong sense of place;
- General Policy 32: Encourage and support creative and cultural activities which connect with and increase appreciation of the National Park's special qualities;
- General Policy 34: Support communities to deliver high-quality, community-led initiatives that contribute to the understanding and enhancement of the special qualities of the National Park;
- Transport Policy 39: Manage vehicle parking to improve visitor experiences and reduce impact of traffic and parking;
- Visitor and Tourism Policy 41: Maintain visitor enjoyment and influence visitor behaviour to reduce impacts;
- Visitor and Tourism Policy 43: Support the development and maintenance of appropriate recreation and tourism facilities and visitor hubs;
- Visitor and Tourism Policy 44: Encourage and support tourism providers to develop sustainable business practices
- Visitor and Tourism Policy 45: Develop high-quality learning experiences, particularly in the outdoors;
- Visitor and Tourism Policy 47: Support and encourage traditional rural skills by providing training and skills development relating to the historic and natural environment;
- General Policy 49: Maintain and improve access to a range of essential community services and facilities;
- General Policy 50: Housing and other development should be closely matched to the social and economic needs to local people and should be of high design and energy efficiency standards;
- General Policy 54: Support training schemes and employment opportunities;
- General Policy 55: Promote opportunities for diversified economic activity in the National Park;

#### Whole Estate Plan (WEP)

- 6.11 The Wiston WEP was endorsed by the South Downs National Park Authority's Policy and Resource Committee on 20 July 2017. The WEP sets out the Wiston Estate's vision up to 2030, outlining its strengths, further improvements, challenges and a management strategy in support of the National Park's Partnership Management Plan (PMP) outcomes. Great Barn is identified as a key site in promoting the visitor economy, sustain and enhance organic farming and the vitality of the local community.



- 6.12 The WEP's objectives for the Great Barn are:
- to create a viable future for the heritage buildings;
  - to provide a home and heart for the Community of St Columba;
  - to enable a mutually beneficial partnership between the Estate and the Community and to add to the facilities available to visitors along the South Downs Way; and
  - to enable a vibrant future for the Great Barn Sussex beef herd (one of the few pure Sussex cattle bloodlines remaining in the county).
- 6.13 The WEP's key outputs for the site are listed as:
- restoration and secured future use for Grade 2 listed barn and related buildings;
  - significant enhancement of the setting of the heritage asset;
  - creation of new spiritual facility;
  - creation of new visitor accommodation and related facilities; and
  - creation of new livestock handling facilities, storage for fodder and accommodation.
- 6.14 The main outcomes of the Great Barn project are:
- to conserve local distinctiveness by effectively managing the land;
  - to significantly enhance cultural heritage assets and their setting;
  - to promote local distinctiveness and a strong sense of place;
  - create outstanding visitor experiences; and
  - to promote a range and diversity of traditional culture and skills.
- 6.15 As an endorsed document, the WEP is a material consideration in determining planning applications; it does not guarantee the grant of planning permission for a specified project but is intended to provide a contextual background to development proposals within the Estate.

## 7. Planning Policy

- 7.1 The relevant **HDC Core Strategy 2007** Policies are:
- CPI – Landscape and Townscape Character
  - CP2 – Environmental Quality
  - CP3 – Improving the Quality of New Development
  - CPI4 – Protection and Enhancement of Community Facilities
  - CPI5 – Rural Strategy
  - CPI6 – Inclusive Communities
  - CPI8 – Tourism and Cultural Facilities
  - CPI9 – Managing Travel Demand and Widening Choice of Transport
- 7.2 The relevant **HDC General Development Control 2007** Policies are:
- DC1 – Countryside protection and enhancement
  - DC2 – Landscape character
  - DC4 – Areas of Outstanding Natural Beauty
  - DC5 – Biodiversity and geology
  - DC6 – Woodland and trees
  - DC9 – Development principles
  - DC11 – Historic parks and gardens
  - DC13 – Listed Buildings
  - DC23 – Sustainable farm diversification
  - DC24 – Conversion of agricultural and rural buildings for industrial, business or residential uses
  - DC25 – Rural economic development and the expansion of existing rural commercial sites
  - DC39 – Tourism
  - DC40 – Transport and access

### The South Downs Local Plan

7.3 The South Downs Local Plan: Preferred Options was approved for consultation by the National Park authority on 16 July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 2 September to 28 October 2015 and the responses received are being considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation, the policies within the Preferred Options Local Plan are currently afforded limited weight.

7.4 The relevant policies are:

- SD1 – Sustainable Development
- SD3 – Major Development
- SD5 – Design
- SD6 – Safeguarding Views
- SD7 – Relative Tranquillity
- SD8 – Dark Night Skies
- SD9 – Biodiversity and Geodiversity
- SD12 – Historic Environment
- SD13 – Listed Buildings
- SD16 – Archaeology
- SD17 – Protection of the Water Environment
- SD19 – Transport and Accessibility
- SD20 – Walking, Cycling and Equestrian Routes
- SD22 – Parking Provision
- SD23 – Sustainable Tourism
- SD25 – Development Strategy
- SD34 – Sustaining the Local Economy
- SD40 – Farm and Forestry Diversification
- SD41 – Conversion of Redundant Agricultural or Forestry Buildings
- SD43 – New and Existing Community Facilities
- SD50 – Sustainable Drainage Systems

### Statutory Requirements

7.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for listed building consent and planning permission.

7.6 In determining an application for Listed Building consent Section 16 requires the local planning authority to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

7.7 Section 66 (1) states that 'in considering whether to grant planning permission for development which affects a listed building or its setting the local planning authority 'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

## **8. Planning Assessment**

The main considerations to be determined as part of this application are:

- Principle of development;
- Consideration of whether the proposal constitutes major development
- Design, landscape and visual impact
- Heritage;

- Access, parking, highway safety and impact upon the PROW network
- Impact on amenity of others;
- Ecology;
- Drainage;
- Dark night skies; and
- Trees

#### Principle of development

- 8.1 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.
- 8.2 The proposal is considered to be capable of compliance with GDC policy DC1 which supports sustainable development in the rural area of a scale that is appropriate to its countryside location. The proposal is not considered to result in a significant or harmful increase in the overall level of activity in the countryside. Policy DC9 applies general development principles that are considered where relevant in the sub sections below.
- 8.3 The main Horsham policies relevant to the principle of the proposal are CPI (Landscape Character), CPI4 (Protection and enhancement of community facilities), CPI5 (Rural Strategy), DC1 (Countryside Protection and Enhancement), DC2 (Landscape Character), DC23 (Sustainable Farm Diversification), DC24 (Conversion of rural buildings), DC25 (Rural economic development), DC39 (Tourism) of the Horsham DCP. The site falls outside of the Wiston Historic Parkland area, therefore policy DC11 is only relevant in relation to the potential impact on the setting of the historic parkland.
- 8.4 Three new agricultural sheds are proposed. New farm buildings that are reasonably necessary for the purposes of agriculture and appropriate to their countryside location are supported in principle by policies DC1 and DC25. The farmer currently keeps a herd of approximately 50 heifers, 40 calves and 15 yearlings. The new sheds would support an enlarged herd, consisting of approximately 80 heifers, 70 calves and 30 yearlings at any time. An independent Agricultural Consultant has reviewed these figures, assessing the longer term need of the farm business. She has concluded that the applicant is seeking an appropriate amount of agricultural development to support the future growth of the organic beef business and to compensate for the loss of farm buildings within the farmstead.
- 8.5 The Wiston WEP identified the Great Barn site as a key aspiration in supporting the rural and religious community whilst offering tourism benefits and enhancements to the agricultural enterprise. There is overarching support under policy DC23 given that the scheme makes use of appropriately located existing buildings and will retain the viability of a farming enterprise and the local rural economy. Policy DC25 and CPI8 also support rural economic development where it meets the needs of the local economy.
- 8.6 DC24 supports the conversion of agricultural or rural buildings for a mix of uses provided that the site meets a series of requirements; the site must be suitably located and not in an isolated position; and the buildings must be of a suitable scale for the activities proposed. Given the introverted nature of the proposed retreat space which requires a tranquil and rural setting, the relative isolation from amenities and services is considered to be justified in this instance. Despite being more physically detached from nearby settlements, the site would be easily accessible by car and public footpaths with excellent pedestrian links onto the South Downs Way. This supports the case for bunkhouse accommodation in this location, complying with policies CPI8 and emerging policy SD23.
- 8.7 DC24 also requires that buildings are not so derelict as to require substantial reconstruction, however it is clear that there are several buildings sheds within the farmstead including two animal sheds and a timber store (on brick piers) that require substantial rebuilding. This rebuilding would almost certainly go beyond the scope of conversion allowed for under the remit of this policy, however the wider enhancement to the historic farmstead which will improve the setting of the listed building is a strong material consideration which is considered to outweighs any conflict with this policy (having regard to paragraphs 55, 115 and 134 of the NPPF).

- 8.8 The buildings are considered to be suitable in scale for the intended use as a retreat and visitor space, although a number of more recent buildings must be demolished to facilitate the scheme. The scheme is considered to warrant support, despite some conflict with policy DC24, although the policy is favourable on reuse of a site which generate a greater economic benefit above a conversion to a private residential use. The proposed bunk house accommodation would promote the second purpose of the National Park and address a need for walker accommodation close to the South Downs Way.
- 8.9 Policy DC39, CPI8 and SD23 are supportive of tourism enterprises provided they are in keeping with the location and surroundings. The policy also requires the sympathetic conversion of buildings, only permitting extensions where necessary. The use as a religious retreat would utilise the majority of historic farm buildings within the farmstead. A series of more modern and less attractive sheds would be removed, resulting in some environmental enhancement.
- 8.10 Some small scale agricultural practices would be carried out as part of the St Columba project utilising the adjoining north field just beyond the farmstead. A detailed landscaping masterplan is provided incorporating existing landscape features and proposing a longer term landscape management strategy which could be secured by condition.
- 8.11 The amount of accommodation provided for retreat guests and walkers is considered to be proportionate to the scale of the site and the proposal is considered to be compliant with policy DC39, DPI8 and SD23. Further consideration of the potential impacts upon rural character, landscape and historical features and wildlife are discussed later on in the report.
- 8.12 As well as requiring listed building consent for the works of conversion the planning application must consider the impact on the setting of the Great Barn including the impact on the wider historic farmstead.
- 8.13 In relation to the listed building consent application, officers consider that the historic significance of the grade II listed barn and its farmstead setting as a whole would be preserved through this scheme, which has the support of the Historic Buildings Officer. The social, environmental and economic benefits associated with the use as a retreat and visitor space are far greater than a scheme for residential conversion which would not offer wider public benefits or assist the Wiston Estate in meeting the objectives of the WEP. Officers are satisfied that the applications can be supported in principle on the basis of preserving and enhancing the historic significance of Great Barn Farm and its setting. A further detailed discussion of heritage impact and issues relating to the proposed agricultural buildings is set out below.
- 8.14 The proposed expansion of the Chanctonbury Ring car park is supported under policies DC2, DC23, DC39 and DC40 and CPI9 on the basis that it is commensurate with the scale of the rural operation and subject to conditions would be without harm to the character and appearance of the wider countryside.
- 8.15 Overall, there is overarching policy support for the proposed scheme, largely on the basis that this scheme represents the optimum viable use of the historic farmstead and the grade II listed Great Barn with necessary infrastructure to support an existing farm business in the countryside.
- Consideration of whether the proposal constitutes major development (para. 116 of the NPPF)
- 8.16 The proposal is not determined to constitute a form of major development in the context of paragraph 116. This judgement is based upon the nature and scale of development and potential impacts upon the sensitivity of the local landscape and visual amenities of the rural area that are not seriously adverse. Accordingly for the purposes of NPPF paragraph 116 and the emerging policy SD3 exceptional circumstances in the public interest do not need to be demonstrated. The effects of the proposal and applicable planning policies and practice, are considered in the following planning assessment.

### Design, landscape and visual impact

- 8.17 The main policies for consideration are CPI & DC2 (Landscape character); DC4 (Areas of Outstanding Natural Beauty); DC9 (Development Principles); DC23 (Sustainable Farm Diversification) and DC24 (Conversion of Agricultural and Rural Buildings for Industrial, business or residential uses). Emerging South Downs policies SD4, SD5, SD6 and SD7 are also relevant to design and landscape. It is noted that a main issue relates to the impact of new agricultural buildings on the landscape; emerging policy SD6 seeks the safeguarding of key views such as that from the Chanctonbury Ring.
- 8.18 Within the farmstead, a number of changes have been made further to detailed discussions between the applicant's team, the case officer, landscape officer and historic buildings officer. Subject to these changes the architectural character of each historic building is thought to be preserved, and it is proposed to restore existing buildings with like for like materials where possible, without any significant expansion of any building beyond its existing envelope (albeit the animal sheds would see a modest increase in overall depth).
- 8.19 The final scheme is considered to reflect local distinctiveness through a sensitive scheme of conversion and rebuilding. A final scheme and samples of building materials are recommended be submitted to and approved by the Local Planning Authority through condition. Subject to conditions listed under section 10, the overall scheme is considered to respect the character of the wider rural area in accordance with DC9, DC23 and DC24 of the Horsham GDC and policies SD4 and SD5 of the emerging South Downs Local Plan: Pre-Submission (2017). Officers consider there is a substantial gain in preserving and enhancing the farmstead as a whole.
- 8.20 DC9 seeks to ensure that the scale, massing and appearance of development proposals is of a high standard of design and layout, and where relevant relates sympathetically with the built surroundings, open spaces and routes within and adjoining the site, including any impact on the skyline and important views. Emerging LP policy SD5 is also relevant in establishing similar design principles. In light of the change made, the proposed scheme for farmstead conversion would reflect the historic agricultural character of Great Barn Farm. The design and layout is supported, particularly given that a number of more modern utilitarian buildings are to be removed to restore key spaces between more historic buildings.
- 8.21 The proposed farm buildings are large, steel framed and timber clad structures, typical of their intended agricultural use for animal housing and storage. The buildings would be positioned in a linear form in the adjoining field to the south west, to be served by a new yard beyond the existing envelope of the farmstead. A separate access would avoid conflicts between farm traffic, visitors to the retreat and PRoW users.
- 8.22 The Hampshire County Council Landscape Officer provided preliminary feedback during the early stages of the applications, principally highlighting concerns regarding a lack of detailed information and insufficient information to determine landscape and visual impact associated with the provision of new farm buildings. The SDNP Landscape Officer has subsequently provided further detailed comments and guidance.
- 8.23 To some extent these buildings will appear detached from other agricultural buildings that are proposed to remain in an agricultural use, however this is largely due to a drainage easement and overhead power lines on the edge of the field. Officers have questioned if it would be possible to divert infrastructure and relocate the buildings closer to the existing, however the applicant has highlighted that this would not be a financially viable option given the already limited budget of the applicants.
- 8.24 The farmer has advised that provision of three separate sheds would be beneficial for welfare of cattle, increasing efficient and reducing food waste and fire risk. One building would be used as a feed store, a second for animal housing and the third for machinery storage. The detachment into three buildings would go some way to break the cumulative bulk of the roof slopes. This arrangement is considered to be most suitable option in landscape terms, particularly where the site is visible from nearby public footpaths and from the Chanctonbury Ring.

- 8.25 The simple utilitarian design of these sheds is considered to be appropriate in depicting their agrarian function and their position at the foot of the scarp slope is supported by the Landscape Officer; other locations set away from the slope would be likely to increase their visibility from the Chanctonbury Ring and their prominence from a greater number of views from the public realm as well as the local PRoW network. Officers are satisfied that alternative locations have been properly considered and can be discounted. Officers are content that the application seeks the appropriate amount of new farm buildings, as is confirmed to be the case by an independent agricultural consultant and that the impact of these new buildings is acceptable subject to conditions.
- 8.26 Further to a series of meetings between the applicant's team and SDNP officers, a Landscape Rationale, Landscape strategy, masterplan and farmstead plan have been submitted in support of the Landscape and Visual Impact Appraisal (LVIA) and historic farmstead assessment. The landscape officer confirms she is content with the evidence that has been submitted within the LVIA and supporting landscape evidence and does not object to the proposals. However the final iteration of the landscape plan (whole site) is still concluded to be an overly complicated and muddled form of land management, particularly from a permaculture and landscape character perspective. The benefits of securing effective ongoing land management and stewardship of the northern field would add further weight in favour of the proposal.
- 8.27 The landscape officer has recommended a condition is used to agree final landscape details and a scheme of land management which enables landscape character to be retained and enhanced, permaculture design principles and good land management practices to be put in place. Such management practices over a long term period would also offer enhancements in biodiversity in harmony with the organic status of the land.
- 8.28 The visual impact associated with new farm buildings on the edge of the Scarp Slope could be further mitigated through additional planting in order to soften the linear edge and massing of the roofs which will be more visible from the Downs. It is also recommended that the final levels are provided and approved by the Local Planning Authority to ensure the maximum ridge height above finished ground level is kept to a minimum. Both measures are achievable in planning terms because the field is within the applicant's ownership.
- 8.29 Having regard to the visual impact associated with the proposed development it is considered appropriate to condition a detailed strategy of landscape management for the farmstead and wider field system to the north ensure that the landscape harm is outweighed by wider environmental benefits. Subject to management of the farmstead and adjoining agricultural field the proposal is not considered to result in unacceptable landscape harm to the character and appearance of the rural setting, including the setting of the Wiston Parkland area.

#### Heritage

- 8.30 The applicant has conducted a detailed study of the historic significance of the Great Barn Farm, including an historic farmstead assessment; this provides greater understanding of the role of individual buildings and overall historic use, particularly in the context of their relationship with adjoining courtyard areas. The heritage statement and farmstead assessment amount to a good evidence base from which the historic significance of the site can be read, in accordance with paragraph 128 of the NPPF. This appropriately justifies the removal of more modern steel framed sheds, which have more recently been used for animal housing or feed storage. A detailed schedule of works and method statement would still be required by condition if consent is granted.
- 8.31 The scheme has been subject to detailed discussions between the applicants and officers. The Historic Building Officer considers that the proposals would result in less than substantial harm to the grade II listed Great Barn and its setting, as defined under paragraph 134 of the Framework. The lesser extent of harm must be considered against other public benefits which can include securing the optimum viable use.
- 8.32 Officers consider that there are potentially significant public benefits to this scheme including less significant internal works and repair of the saddle stone granary offering a visual

enhancement on the approach from the PRoW. Visitors would be able to engage with the farmstead and gain a better understanding more about the site's history.

- 8.33 Officers consider that the scheme represents a good reuse of an otherwise redundant agricultural building. Great Barn and its surrounding courtyard buildings are currently in use, although they are not well suited to modern agricultural practices. The reuse of the Great Barn and wider farmstead as a retreat space with tourism space would preserve both the internal and external architectural features of buildings, including the Great Barn's vaulted ceiling and Horsham stone roof. Building works would somewhat alter the overall historic character but only in order to provide necessary internal facilities and insulation of openings.
- 8.34 Given the wide range of public benefits identified it is not considered necessary in policy terms for Members to have to rely specifically upon a more detailed assessment of whether this scheme represents the optimal viable use of the Great Barn (para 134 of the NPPF).
- 8.35 The applicant has submitted a business plan to demonstrate the sustainability to the retreat and community use and Officers are content that the use by the Society of Saint Columba is well considered in the context of the Wiston WEP. The provision of a wider facility to be used by the community, walkers and other visitors close to the South Downs Way would provide significant wider social and economic benefits. It is therefore concluded that the proposal would secure substantial public benefits to outweigh a lesser degree of harm caused, in accordance with Horsham policies DC9, DC11, DC13; South Downs Local Plan policies SD5, SD12, SD13, SD41; and the National Planning Policy Framework.
- 8.36 The South Downs Integrated Landscape Character Assessment (ILCA) highlights that the Chanctonbury Ring Iron Age hillfort (SAM) forms prominent features on the skyline with a large number of prehistoric and later earthworks. The Historic Farmstead Assessment considers the relationship between Great Barn Farm the new farm buildings and the SAM, noting the value of an agricultural landscape at the foot of the scarp slope, which is dotted by farmsteads; several of which already have large modern sheds in use. More modern farm development is not thought to offer a strong contribution to the significance of designated heritage assets although the Chanctonbury Ring overlooks a working rural landscape.
- 8.37 The Historic Buildings Officer has not objected to the scheme (including the proposed farm buildings) on the basis of any significant adverse impact upon the Scheduled Ancient Monument or impact on Great Barn as a listed building. Officers acknowledge that the Wiston Estate is a working landscape and consider that the farming benefits would substantially outweigh the limited degree of harm affecting the setting of the SAM.

Access, parking, highway safety and impact upon the PRoW network

- 8.38 Policy DC24 and CPI9 require that car parking can be accommodated satisfactorily, preferably within the immediate surrounds of buildings. In this case, it would not be appropriate to integrate all parking into the farmstead, as this would result in harm to the historic character and the setting of the grade II listed building. Officers consider that the extension of the existing car park is a more appropriate measure. SD19 and SD20 seek to promote good transport and accessibility, including walking, cycling and horse riding.
- 8.39 A public footpath runs through the farm and is an important consideration both in terms of understanding opportunities and constraints of this scheme. The proposals do not seek to obstruct public rights of way or divert users from the current path. Subject to a detailed final landscaping scheme including details of surface materials and boundary treatments adjoining the PRoW, the scheme is considered to preserve the right of access for users whilst securing a broader enhancement to the area through bunk house accommodation. This would serve walkers directly on the PRoW network, thereby promoting the second purpose of the National Park.
- 8.40 The Highway Authority does not object to the submitted car park extension, or new access, and has concluded that the submitted travel plan is sufficient to indicate that the scheme will not conflict with paragraph 32 of the NPPF. Subject to conditions for further details of the proposed access including visibility splays, and details of the final redesign of the extended car park, the proposed scheme is considered to be acceptable in terms of highway safety and

in accordance with policies DC24 of the Horsham DCP and SD22 of the emerging South Downs Local Plan: Pre-Submission (2017).

Impact on amenity of others

- 8.41 The closest neighbouring properties to the Great Barn Farm are 1 and 2 Malthouse Cottages 100 metres to the west, 1 and 2 Holloway Cottages, approximately 140 metres north west.
- 8.42 Holloway Cottages are situated opposite the Chanctonbury Ring car park and therefore they are likely to be affected by some disturbance during works to extend the car park, with some increase in vehicle activity associated with other construction works and later the increase in parking capacity. The impact of construction works would be temporary and could be controlled by condition. It is not thought that the expansion of the car park to serve visitors and guests to the Great Barn would result in a significant adverse impact upon neighbouring properties, given that the additional vehicle movements generated would not be significant or greatly different from the existing use.
- 8.43 Residents of 1 and 2 Malthouse Cottages would be affected by some noise disturbance on a temporary basis caused by construction traffic associated with the new farm access and conversion and construction of buildings within the farm. Again, this impact would be temporary, and whilst farm vehicles would make use of the new road access, it is unlikely that there would be a significant traffic increase, given that the majority of visitors will park in the Chanctonbury Ring car park and walk to the site.
- 8.44 Overall, it is not considered that the proposed development or future use of the site, including additional farm buildings, would result in any significant adverse impact upon the amenity of nearby residential properties by virtue of nuisance from noise, light spill or odour. The Environmental Health team has not recommended any conditions however it is recommended by officers that works be carried out in accordance with a Construction Management Plan in order to protect residential amenity during construction. Subject to conditions the proposed scheme is considered to comply with policy DC9 of the Horsham DCP and CPI6 of the Core Strategy.

Ecology

- 8.45 Part 11 of the NPPF draws attention to the duty to protect the natural environment and to the opportunities for its enhancement. Paragraph 119 clarifies that the presumption in favour of sustainable development (under paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. Policies DC5 of the GDC and SD9 of the emerging Local Plan are of relevance here.
- 8.46 The proposal is not considered to present a risk of harm to the setting of the Chanctonbury Ring SSSI due to the physical separation between the two sites. Ecological impacts are largely associated with the immediate farmstead and provision of new farm infrastructure.
- 8.47 A number of species, including bats are protected under the Habitats Directive 1992 and are often referred to as European Protected Species (EPS). The presence of EPS is a material consideration when a planning authority is considering a development proposal.
- 8.48 For the purposes of the Conservation of Habitats and Species Regulations 2010, the Local Planning Authority is regarded as the 'competent authority' with a duty to exercise requirements of the Habitats Directive when determining planning applications. Natural England is the competent authority charged with determining applications for licenses under the Habitats Regulations.
- 8.49 It is for the Local Planning Authority as the competent authority to determine the likelihood of a license being granted against three tests.
- a) the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))



- b) there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
  - c) the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).
- 8.50 In relation to the first test, the proposal would secure the long term preservation of heritage assets including a grade II listed building and non-designated heritage assets surrounding it. The development will also contribute to a social need within the Wiston Estate, offering a community space and visitor destination. Furthermore the proposal will also create local employment, thereby helping to sustain the rural economy as set out in the Wiston WEP. On this basis, the first test is likely to be met.
- 8.51 In relation to the second test, officers are satisfied that there are no satisfactory alternatives, given that the continued degradation of the grade II listed barn would be detrimental to the historic environment and intrinsic beauty of the National Park. The Local Planning Authority has discussed the possibility of using alternative sites within the Estate and local area, although it is noted that Great Barn Farm was specifically chosen to support the retreat project because it is an appropriately sized and well preserved historic farmstead, offering opportunities for preservation and enhancement of its historic character.
- 8.52 Great Barn is also ideally situated at the foot of the Downs, thereby offering good links to public rights of way including the South Downs Way. On this basis, the Local Planning Authority considers there would be no satisfactory alternative to deliver the proposed scheme elsewhere within the Estate or across the local area.
- 8.53 In order to address the third test, sufficient detail must be available to show how the killing, injury or disturbance of bats will be avoided and how any loss or damage to habitat will be compensated. The Ecologist has concluded that the third test is likely to be met because appropriate mitigation measures are proposed. These include the use of one way excluders, building works supervised by a licensed ecologist, interim bat boxes and a section of roof space to be retained with bat roosting features incorporated.
- 8.54 Officers consider that the proposed development is demonstrated to be in the public interest and the scheme has been sufficiently justified to be of primary importance for the environment, meeting the purposes of the National Park. It is also considered that the proposal will meet the tests under policy DC5 of the Horsham Core Strategy (2007) as well as PMP policies 2, 4, and 5 and Part 11 of the NPPF.
- 8.55 It is recommended that that all ecological mitigation, compensation and enhancement measures are secured by condition. The proposed enhancements will add further value in accordance with the National Park's first purpose. Wider enhancements in biodiversity can be secured through the landscape and ecological management plan.
- 8.56 An informative note should be used advising that it is the responsibility of the applicant to ensure that all works with the potential to disturb bats are carried out under a European Protected Species Mitigation licence, particular for works such as the clearing and conversion of buildings incorporating roost sites, as well as the construction of a new access onto the Chanctonbury Ring Road.

#### Drainage

- 8.57 The site lies at the foot of the scarp slope and the proposed location of the agricultural fields is known to have some surface water run off during wet periods. The site is not in a flood risk area, however no drainage details have been provided to accompany the submitted application. Therefore all drainage details including a programme of management and SuDS design shall be required by condition, to be discharged prior to the commencement of works. This will also cover drainage details associated with the new farm buildings and access road.
- 8.58 Final waste water details are also required by way of condition to ensure appropriate management and schedule of regular maintenance through a long term management plan.

### Dark Night Skies

- 8.59 The retreat and adjoining bunkhouse accommodation will be likely to create some light spill which may be visible from the Chanctonbury Ring from dusk to dawn; this impact is thought to be modest and would not override the wider merits of the scheme.
- 8.60 A small number of additional roof lights are proposed, notably two small roof lights on the seminar building and roof lights on the rear roof slope of guest accommodation. It is recommended that modest roof lights are acceptable and a condition is recommended, restricting the future provision of external lighting or building alterations without the prior consent of the Local Planning Authority.
- 8.61 Whilst no detailed comments have been received from the Park's Dark Night Skies Officer external lighting is to be restricted by condition including any lighting to be installed on the new agricultural sheds in order to prevent undue disturbance to wildlife, tranquillity and dark skies.

### Trees

- 8.62 Policy DC6 seeks to protect the loss of trees, and where unavoidable requires suitable replacement planting. The Local Planning Authority has consulted the Horsham Tree Officer who has provided comments, specifically relating to the proposed expansion of the car park and potential impact on a several feature trees. None of the trees are subject to a Tree Preservation Order (TPO).
- 8.63 The area around the existing car park and picnic area contains a standard spread of deciduous trees, including horse chestnut, field maple, beech, sycamore, and ash, together with a single Monterey pine. These trees are generally large, and make a strong positive contribution to the character of the area, as well as forming a delineation between the parking/picnic site and Chanctonbury Ring road to the west and the open countryside on other aspects.
- 8.64 In addition to these trees, there are a number of 'exotics', including within the car park itself two large Lebanese cedars on the western boundary (T16 and T18) and the coast redwood (T17) slight to their west. Beyond the confines of the carpark are other exotics which are historically associated with the parkland landscape character surrounding Wiston House (although this field is not shown as part of the historic parkland area on historic mapping).
- 8.65 The Tree Officer has noted that despite the small provision that has been made to avoid the setting out of spaces right up close to each of them, 14 of the parking bays lie within the root protection areas (RPAs) of these trees as defined under the British Standard.
- 8.66 Without due care and diligence the car park design and layout, as indicated on the submitted plans, has the potential to cause significant damage to the redwood and the cedar tree. The Tree Officer has advised that a condition could be used to agree further details of the car park construction including any necessary amendments to the design and layout. Subject to such a condition, the Tree Officer has advised that this part of the proposal would be acceptable.
- 8.67 It is not considered that there are any significant trees affected with the Great Barn site or in connection with proposed farm track that would be worthy of special protection through the imposition of a TPO. However, it is recommended that protection measures are in place and compensatory planting should be provided around the new farm track junction onto the Chanctonbury Ring Road, to preserve and enhance biodiversity and the appearance of the area. Subject to conditions the proposal is considered to be in accordance with policies DC1, DC2, DC4, DC5, DC6 of the Horsham Development Control, emerging policy DC40 and the NPPF.

## **9. Conclusion**

### SDNP/16/06023/FUL

- 9.1 The proposed religious retreat and associated development represents an opportunity for the provision of a sustainable community and visitor facility close to the South Downs Way with good links to the wider Wiston Estate. It is recognised that the provision of three large

scale farm buildings (replacing those lost through the farmstead conversion) would result in an adverse change to the landscape, especially when viewed from more elevated vantage points around the Chanctonbury Ring (SAM and SSSI).

- 9.2 Notwithstanding this harm, the adverse impact associated with new farm buildings, hardstanding and access is considered to be outweighed by a wider benefit in securing a sustainable community and retreat facility providing accommodation for walkers and a long term business support for the rare breed organic beef farming enterprise. The development is also found to meet the IROPI tests with appropriate wildlife mitigation and enhancement opportunities to be secured through condition. It is recommended that additional benefits could also be secured through a long term strategy of landscape management including a final detailed scheme of landscape and ecological management plan (LEMP).

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- 9.3 The impact of the scheme upon the fabric of the listed buildings and their historic significance is considered to be substantially outweighed by wider public benefits in securing a long term tourism and visitor use for the Great Barn the wider farmstead and the Wiston Estate. The scheme is supported by the Historic Building Officer subject to conditions to secure further recording of historic fabric, a schedule of works, method statement and details of external materials.

**10. Reason for Recommendation and Conditions**

- 10.1 Planning application SDNP/16/06023/FUL is considered to be supported by policies of the Horsham development plan, emerging policies in the South Downs Local Plan: Pre-Submission (2017) the National Planning Policy Framework and to promote the purposes and duty of the South Downs National Park. It is therefore recommended that planning permission be granted subject to the following conditions:

General conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended). / To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans.

Reason: For the avoidance, of doubt and in the interests of proper planning.

Construction

3. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the National Park Planning Authority. Thereafter, the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- The anticipated number, frequency and types of vehicles used during construction;
  - The method of access and routing of vehicles during construction;
  - The loading and unloading of plant, materials and waste (to be disposed of in accordance with current Waste Regulations and if any fuel or oil tanks are proposed, condition, the inclusion of measures to minimise the risk of spillages or leaks affecting ground conditions at the site;
  - The storage of plant and materials used in construction of the development;
  - The erection and maintenance of security hoarding;
  - The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);

- Details of public engagement both prior to and during construction works.

Reason: In the interests of the amenities of the area and highway safety.

4. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents.

#### Farm buildings

5. No development shall commence in relation to the construction of the new farm buildings or hard standing until details of site levels and longitudinal and latitudinal sections through the site of the farm buildings and hardstanding shall be submitted for approval in writing by the Local Planning Authority to show how the buildings shall be set into the topography of the site. The development shall thereafter proceed in accordance with the approved details.

Reason: To ensure a satisfactory development which responds to the characteristics of the site and minimises landscape and visual effects on the wider landscape.

6. No development shall commence in relation to the construction of the new farm buildings until visibility splays for the site access have been maximised in accordance with a plan to be submitted and approved by the Local Planning Authority by the cutting back of vegetation adjacent to the site access. Once provided the splays shall thereafter be maintained and kept free of all obstructions over the height of 0.6m above adjoining carriageway level or otherwise agreed.

Reason: In the interest of highway safety.

7. No development shall commence in relation to the construction of the new farm buildings until details of external materials for the new farm access and hardstanding, including drainage details shall be submitted to and approved in writing by the Local Planning Authority. The access and hardstanding shall be carried out in accordance with the approved details and the access and hard standing shall be made available for use prior to the first use of the agricultural buildings. The approved access and hardstanding shall be retained for agricultural use thereafter.

Reason: To ensure landscape and visual impacts associated with the new agricultural buildings are minimised.

8. Prior to their first use, details and/or samples of all external materials to be used on the agricultural buildings hereby approved including finishes and colours shall be submitted to and approved in writing by the Local Planning Authority. The approved external materials shall be so used and retained for use on the building thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an appropriate palette of materials commensurate with the agricultural need and to preserve the character of the rural area and in accordance with the aims and purposes of the South Downs National Park.

#### Landscaping

9. Notwithstanding the submitted Landscape Strategy (1797-1001), no development shall take place until a detailed Scheme of Soft and Hard Landscape Works for the whole site including access, road, courtyard areas, parking and spaces around all buildings have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
  - a) written specifications (including cultivation and other operations associated with plant and grass establishment),
  - b) planting methods,
  - c) schedules of plants, noting species, planting sizes and proposed numbers/densities or

- seeding where appropriate,
- d) retained areas of grassland cover, scrub, hedgerow, trees and woodland,
- e) manner and treatment of watercourses, ditches, banks and drainage channels
- f) details of all hard-surfaces, such as paths, access-ways, parking spaces and any other areas within and adjacent to the farmstead, including their composition, appearance, depth and permeability,
- g) details of all fencing, gates or other means of enclosure,
- h) details of cycle parking and storage facilities,
- i) a schedule of landscape maintenance for a minimum period of 5 years include details of the arrangements for its implementation,
- j) a timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved details and timetable and retained thereafter unless otherwise agreed in writing by the Local Planning Authority. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the rural character and amenities of the area, to minimise the risk of pollution and impact on biodiversity and to secure appropriate cycle provision for visitors in accordance with the National Planning Policy Framework.

10. No development shall commence until a Landscape and Ecological Management Plan for the site including farmstead and adjoining field system has been submitted to and approved in writing by the Local Planning Authority. Landscape Management Plan details shall include the following:

- a) a detailed scheme of land and biodiversity enhancements,
- b) written details of the phasing of works to be carried out,
- c) ongoing land stewardship practices including a schedule for implementation.

The development shall be carried out in accordance with the Landscape and Ecological Management Plan thereafter.

Reason: To enhance the biodiversity and landscape qualities of the site.

### Ecology

11. The development shall proceed strictly in accordance with the measures detailed in Sections 4.1 and 4.2 of the Bat Emergence Survey Ecological Mitigation Plan (The Ecology Co-op, November 2017) unless otherwise agreed in writing by the Local Planning Authority. A written report detailing all ecological mitigation, compensation and enhancement works completed shall be submitted to the LPA no later than three months after completion of the installation of such features.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Strategic Policy SD9: Biodiversity and Geodiversity of the South Downs Local Plan September 2017.

### Drainage and waste water management

12. The development shall not commence until the following have been submitted to and approved in writing by the Local Planning Authority:
- a) finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage (SUDS) principles. The drainage designs should demonstrate that ground water monitoring and percolation testing during the winter period has been carried out to determine the feasibility of using infiltration methods and that the surface water runoff generated up to and including the 100 year, plus 30% for climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event;
  - b) provision within the site to prevent surface water draining onto the public highway;
  - c) full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual.

The scheme shall subsequently only be implemented in accordance with the approved designs and permanently maintained and managed in accordance with the site-specific maintenance manual.

Reason: In order to ensure effective drainage for the development using sustainable drainage methods and to ensure effective long-term maintenance in the interests of drainage, highway safety and nature conservation in accordance with the National Planning Policy Framework.

13. No development approved by this permission shall be commenced until a scheme for the provision and implementation of foul drainage works has been approved in writing by the Local Planning Authority. Such works shall be implemented to the reasonable satisfaction of the Local Planning Authority prior to the first use of the cabins or the camping field.

Reason: To protect water quality and to secure a satisfactory standard of development and long term maintenance in accordance with the National Planning Policy Framework.

#### Contamination

14. Prior to the commencement of development hereby approved by this planning permission (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

- a) A preliminary risk assessment which has identified:
  - All previously known uses;
  - Potential contaminants associated with those uses;
  - A conceptual model of the site indicating sources, pathways and receptors; and
  - Potentially unacceptable risks arising from contamination at the site.
- b) Where required by (a) a site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- c) Where required by (a) and (b), the results of the site investigation and detailed risk assessment referred to in (b) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) Where required by (a), (b) and (c) a verification plan providing details for the data that will be collected in order to demonstrate that the works set out in the remediation strategy (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that historic contamination does not cause an impact to human health, controlled waters and other ecosystems as a result of the proposed development; that any remediation, if deemed necessary, is satisfactorily completed; and to ensure that any contamination identified during the demolition or construction phases is fully characterised and assessed.

15. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any long term monitoring and maintenance plan for longer-term monitoring or pollutant

linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the report of this to the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

If, during development works, contamination not previously identified is found to be present as the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that historic contamination does not cause an impact to human health, controlled waters and other ecosystems as a result of the proposed development; that any remediation, if deemed necessary, is satisfactorily completed; and to ensure that any contamination identified during the demolition or construction phases is fully characterised and assessed.

#### Use

16. The accommodation (listed as B03, B04 and B11 on the Site Plan) hereby approved shall not be used at any time for any purpose other than for tourist/visitor use. The accommodation shall not be used as permanent residential accommodation or for any other purpose in Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (As Amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: This development in the countryside, outside of any identified settlement, is only acceptable as holiday accommodation for use by short term visitors to the area.

17. The visitor accommodation (listed as B03, B04, and B11 on the Site Plan) hereby approved shall not be occupied by any person or group, for a period of more than 28 days in any twelve month period. A register of the occupancy of the accommodation shall be maintained and kept up-to-date by the operator of the units, and shall be made available to the Local Planning Authority upon request (within 14 days of a written request being made). It shall record the names and addresses of all visitors and their arrival and departures dates.

Reason: The development has only justified a use as a retreat for visitor accommodation in the short term whereby an unrestricted residential use is subject to policy restriction, and to ensure that practical and permanent management measures are in place to control the short term visitor accommodation.

18. The staff accommodation (listed as B05, B13-15 on the Site Plan) hereby approved shall only be occupied by persons employed by the Society of St Columba (including their dependants) for purposes in connection with the operation of the site by the Society of St Columba (or by any subsequent name given), and shall not be occupied as private residential accommodation. A register of staff occupancy of the accommodation including names and roles within the organisation shall be maintained and kept up-to-date by the operator of the accommodation, and shall be made available to the Local Planning Authority upon request (within 14 days of a written request being made).

Reason: to ensure an appropriate use in connection with the wider use of the site where an unrestricted use as residential accommodation has not been justified, and to ensure that practical and permanent management measures are in place to control the short term visitor accommodation.

#### Tree protection and car park design

19. Notwithstanding the submitted plans for the expansion of the Chanctonbury Ring car park, no part of the retreat or accommodation shall be occupied until the car parking and vehicle turning areas have been constructed and provided in accordance with details including a layout plan and to be submitted to be approved in writing by the Local Planning Authority. The submitted plan and details shall include measures for

protection of trees including details of car park construction and finished surfacing. The parking areas and turning space shall be provided in accordance with the approved details and thereafter be retained for use and shall not be used other than for the parking of vehicles and associated vehicular turning.

Reason: To secure the provision of car parking spaces in order to meet the identified need, and in the interests of road safety.

20. No works shall commence until tree protection measures shall be put in place in accordance with the Tree Protection Plan and report submitted as part of this application. Details of the form and position of any protective fencing shall comply in full with BS5837:2012 Trees in relation to design, demolition & construction - Recommendations, for the protection of those trees, shrubs and natural features not scheduled for removal shall be submitted to and be to the written approval of the Local Planning Authority, and such fencing shall be erected in the positions approved before the development is commenced and thereafter retained until such completion of the development, to the approval of the Local Planning Authority. Hereafter, the fencing shall be referred to as the 'approved protection zone'.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area.

21. In the event of any routing of service trenches or other service positions where these are within the approved protection zone (as specified under condition 21) an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to any further continuation of works. The Arboricultural Method Statement shall include details of no dig techniques along with associated additional protection measures (such as use of geotextiles) and an indication of the methodology for necessary ground treatments materials and measures to deal with compacted areas of soil and risks of pollution.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area.

22. Prior to the first use of the retreat or occupation of accommodation (including bunk house) the parking arrangements within the Great Barn farm site shall be completed in accordance with the approved plans and thereafter be used for such purposes at all times.

Reason: To ensure appropriate parking provision in the interests of highway safety and the amenities of the area.

#### Dark Night Skies

23. No external lighting shall be installed at the site shall unless details have been submitted to, and approved in writing by the Local Planning Authority prior to their installation. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority and this condition shall apply notwithstanding the provisions of the Town And Country planning (General Permitted Development) (England) Order, 2015, or any Order revoking or re-enacting that Order.

Reason: To protect the character of the countryside, and the designated International Dark Night Reserve, which is part of the special quality of the South Downs National Park, in accordance with National Park Purposes and the *National Planning Policy Framework 2012*.

#### Permitted Development

24. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no extensions or external alterations so as to enlarge improve or otherwise alter the appearance or setting of the



buildings within the site unless permission is granted by the Local Planning Authority pursuant to an application for that purpose.

Reason: To provide a degree of control over future alterations to buildings in the site within a particularly sensitive part of the National Park landscape, where future changes could result in an adverse impact upon the character and appearance of the countryside.

25. Notwithstanding the provisions of Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no new fences, gates, walls or other means of enclosure shall be erected without the prior written approval of the Local Planning Authority.

Reason: To provide a degree of control over future alterations across the site within a particularly sensitive part of the National Park landscape, where future changes could result in an adverse impact upon the character and appearance of the countryside.

#### Miscellaneous

26. Prior to the first occupation of the retreat development hereby approved, details of the bin storage and collection points shall be submitted to and approved in writing by the Local Planning Authority. This provision shall also be carried out in accordance with the approved details prior to first occupation of the dwellings being brought into use and thereafter so maintained at all times.

Reason: To ensure adequate and appropriately

#### Listed Building Recommendation and Conditions

- 10.2 It is recommended that the listed building consent application SDNP/16/06024/LIS be approved subject to the following conditions:

1. No development (notwithstanding the construction of new agricultural buildings) shall commence until a programme of building recording and analysis including details of all historic fabric capable of being retained or repaired in the conversion or rebuilding within the site has been undertaken by a person or body approved by the Local Planning Authority and in accordance with a written scheme approved by the Local Planning Authority in writing. Works shall be carried out in accordance with the approved programme recommendations at all times.

Reason: To ensure an appropriate record is in place to prevent the loss of historic fabric in order to comply with the provision of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in accordance with the National Planning Policy Framework.

2. No development (notwithstanding the construction of new agricultural buildings) shall commence until a detailed schedule of works and supporting method statement have been submitted to and approved in writing by the Local Planning Authority. Details shall include internal construction works, the methods, materials and components to be used in the works including structural strengthening (including the extent of necessary timber-frame treatment or repair), timber re-jointing, re-plastering, providing service routes and alteration, the replacement or maintenance of architectural features. The works shall be carried out strictly in accordance with the approved schedule and method statement throughout the duration of the development to the satisfaction of the Local Planning Authority.

Reason: To ensure that all external details are in of a sufficiently high quality to promote the special significant of the heritage assets in order to comply with the provision of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

3. No development (notwithstanding the construction of new agricultural buildings) shall commence unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls, windows, doors, and roofs of the

building(s) and surfacing have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.

Reason: To ensure that all external details are in of a sufficiently high quality to promote the special significant of the heritage assets in order to comply with the provision of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

4. No development (notwithstanding the construction of new agricultural buildings) shall commence until details of all openings, glazing and screens, drawn to a scale not less than 1:10, external joinery have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To safeguard the historic fabric and the architectural character and appearance of the buildings in order to comply with the provision of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. No development (notwithstanding the construction of new agricultural buildings) shall commence until details of all chimney/vents, flues and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To safeguard the historic fabric and the architectural character and appearance of the buildings in order to comply with the provision of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. All roof lights to be inserted shall all be of a 'conservation' style, without an externally visible blind box to be flush with the roof plane, and Solar panels to be installed on the retreat accommodation shall also be flush with the roof plane; details for roof lights and panels shall be submitted to and approved by the Local Planning Authority prior to their fitting / installation.

Reason: To safeguard the historic fabric and the architectural character and appearance of the buildings in order to comply with the provision of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **11. Crime and Disorder Implications**

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

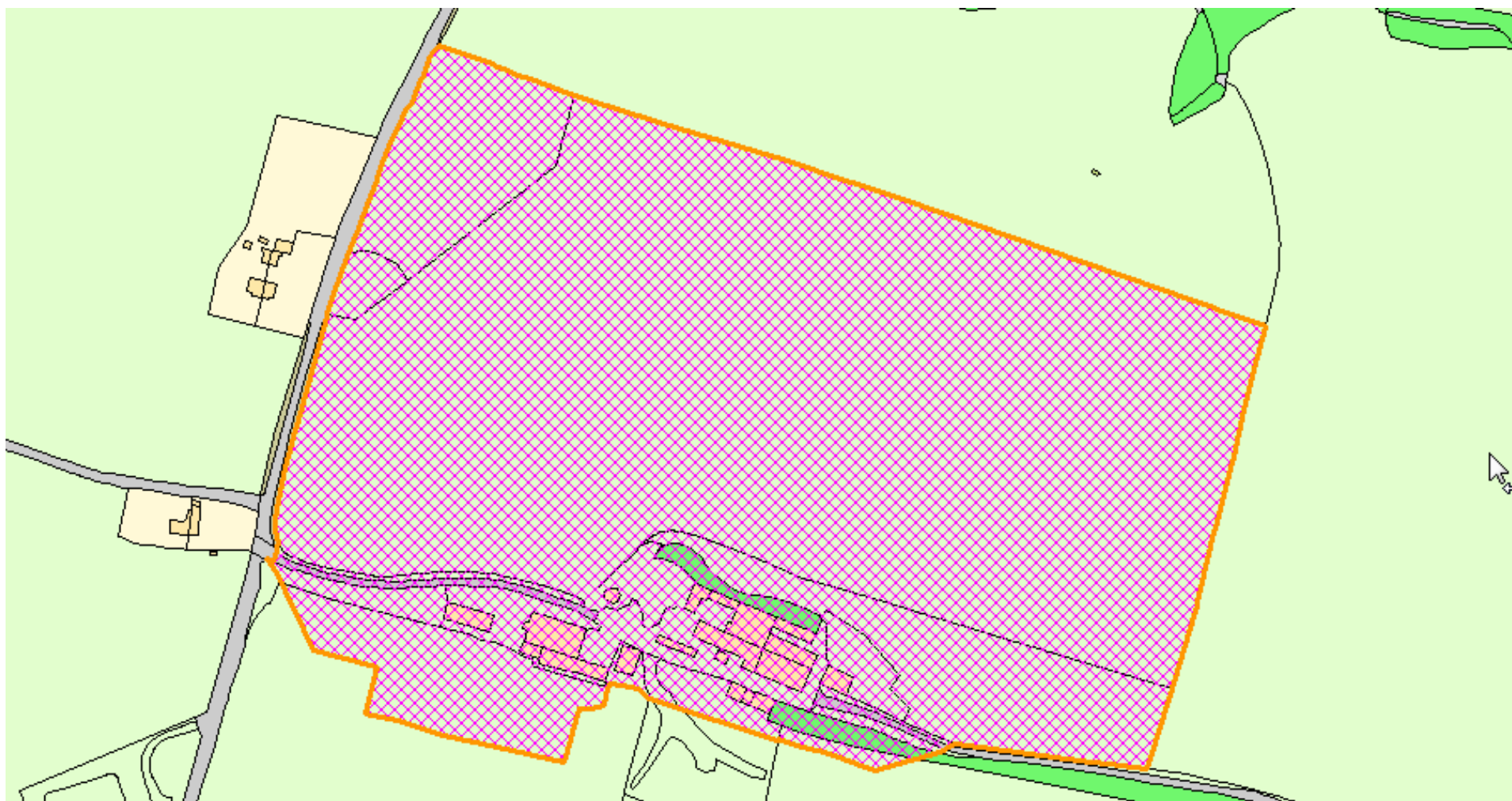
## **14. Proactive Working**

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of pre-application advice from the Horsham District Council on behalf of the South Downs National Park Authority and detailed discussions and negotiation. The applicant has also been given the opportunity to provide additional information to overcome issues with opportunities to amend the proposal to add additional value as identified by SDNPA Officers and consultees.

**TIM SLANEY**  
**Director of Planning**  
**South Downs National Park Authority**

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Appendices	1. Site Location Map 2. Site Layout – Building numbers
SDNPA Consultees	Legal Services
Background Documents	<a href="#">Application Documents SDNP/16/06023/FUL</a> <a href="#">Application Documents SDNP/16/06024/LIS</a> <a href="#">National Planning Policy Framework</a> <a href="#">National Planning Practice Guidance</a> <a href="#">SDNP Partnership Management Plan</a> <a href="#">Horsham Planning Policies</a> <a href="#">South Downs Local Plan: Pre-Submission</a> <a href="#">Wiston WEP</a>

**Site Location Map**



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Site Layout – Buildings

