

Report to	Planning Committee
Date	13 September 2018
By	Director of Planning
Local Authority	Arun District Council
Application Number	SDNP/18/03921/FUL & SDNP/18/03922/LIS
Applicant	Mr Nigel Draffan
Application	Erection of three new agricultural buildings at Maggot Farm, comprising Grain Store, Sprayer, Fertiliser, and Hay and Straw Storage Barn; and Machinery Store, incorporating Farm Office and welfare facilities, together with associated hardstanding and landscaping. The residential conversion of existing traditional agricultural buildings to create a total of 5 dwellings at Blakehurst Farm.
Address	Blakehurst Farm and Maggot Farm, Blakehurst Lane, Warningcamp, Arundel West Sussex

Recommendation for SDNP/18/03921/FUL: That planning permission be granted subject to conditions as set out in Paragraph 10.1 of the report.

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

Executive Summary

The applicant seeks permission for the erection of three new agricultural buildings at the Maggot Farm site, comprising a grain store; a storage barn for agricultural chemicals, hay and straw; and a machinery store, farm office and welfare facilities, with associated hard standing and landscaping, to create a new agricultural yard.

The application also seeks the residential conversion of three existing traditional agricultural buildings to create a total of 5 dwellings, at the Blakehurst Farm site, which are curtilage listed. The conversion will necessitate the diversion of footpath 2218, to allow 2No two storey extensions and the creation of private amenity areas. The diversion itself forms part of a separate, concurrent section 257 application, SDNP/18/03954/FTP (see agenda item 9).

A similar application SDNP/17/03717/FUL, incorporating the conversion of the traditional barns to 7 units, was refused at the May 2018 Planning Committee Meeting, due to the harmful impact of the residential conversion on the traditional character of the Blakehurst farmstead and setting of the Grade II listed farmhouse (see appended Committee Report PC26/18 at **Appendix 2**).

In regard to the new farm buildings at the Maggot Farm site, a need has been identified for the farm holding to invest in a number of new agricultural buildings, given that the existing arrangement is insufficient by current standards. The three new structures would be utilitarian in design and would replace existing, semi-derelict agricultural buildings seen within the context of a working agricultural landscape. Additional planting is also proposed to reduce visual impact on the landscape. The application is supported by a significant amount of evidence including an Agricultural Justification and

Farm Plan outlining a vision and objectives for the holding. Support for the agricultural need for the new farm buildings has also been provided by an independent agricultural consultant.

In regard to the residential conversion at the Blakehurst farm site, the traditional farm buildings are considered unfit for modern farming practices. The buildings have been identified as a redundant asset, and their conversion would provide the capital required to meet the investment costs of the new farm buildings. The large 1960s steel framed barn in the centre of the yard, currently used to store, fertiliser and machinery, would need to be removed to allow the conversion, and provision made elsewhere on the site for equivalent agricultural buildings.

It is clear that the scheme would accrue a number of benefits that are in line with the First Purpose of the National Park; both in terms of the sustainability of the farm holding, which is engaged in a variety of environmental stewardship schemes, and the conservation of the traditional barns, which are unfit for modern farming practice. The conversion of the barns into five units would not allow for the provision of any commuted Affordable Housing element; however, the revised scheme has taken into consideration the heritage, design and landscape concerns previously raised, and officers are now in a position to recommend approval.

This application is being placed before Members as it seeks to address the reasons for refusal on the previous application by the Committee in May 2018.

I. Site Description

I.1 The Blakehurst Farm and Maggot Farm sites are located within the Blakehurst Farm holding, a tenanted working farm let by the Angmering Estate, which forms the eastern half of the original Norfolk Estate, near Arundel in West Sussex. Both sites are relatively visible within the landscape due to the somewhat flat topography of the area, which falls within the Angmering & Clapham Wooded Estate Downland Landscape Character Area.

I.2 Both sites are accessed via Blakehurst Lane, a narrow, rural lane with a junction onto the A27 approximately 0.8km to the south. The closest settlements are Warningcamp village, approximately 1km to the west, and Arundel town, approximately 2.5km to the west.

Blakehurst Farm

I.3 Blakehurst Farm is currently operated by the Lock family, who lease the land from the Angmering Estate. The holding comprises 489 acres, of which 405 are used for arable purposes, with the remaining 84 acres given to grazing. There is also a livery on site, providing stabling for 20 horses. The entire farm has been engaged with a variety of environmental stewardship schemes since 2000, which provide agricultural subsidies until 2020 (detailed at Appendix A of the submitted Farm Plan).

I.4 The Blakehurst Farm site is identified in the Sussex Historic Landscape Characterisation (HLC) and was originally a dairy farm. It retains a number of 19th Century traditional flint and brick barns that are of a distinctive 'Norfolk Estate' design. There has been some debate throughout the application in regard to the significance of the buildings, and it is considered that the buildings are curtilage listed, rather than non-designated heritage assets. The buildings are mainly used for low-level storage rather than active farming purposes, due to their size, restricted size of openings and general state of repair. A steel framed barn was erected in the centre of the farmyard in the 1960s, and is currently used to store grain, machinery, and fertiliser.

I.5 There are a small number of residential properties in the vicinity, the nearest being Blakehurst Farm House immediately north of the farmstead, which is Grade II Listed, Orchard Cottage, approximately 25m north of the farm house, and Blakehurst House which is sited approximately 40m to the south. A livery yard operates to the southern side of the farm buildings, which would be retained under the current proposal.

I.6 Footpath 2218, which links Blakehurst Lane to Warningcamp Village approximately 750m to the west, passes through the application site immediately south of the southernmost barn building. The footpath is currently impassable. The first 50m section of the footpath would be obstructed by the proposed extensions and private amenity space associated with the conversion of the southernmost barn. A separate Section 257 application SDNP/18/03954/FTP to divert the foot path has been made to the Authority as part of the

application process, however the impact of the diversion is a material consideration in the determination of this application.

Maggot Farm

- 1.7 The Maggot Farm site is located approximately 0.7km to the north east of Blakehurst Farm, and comprises a redundant building and an area of hardstanding. The site has a historic and functional relationship with Blakehurst Farm, being previously used for wintering livestock and rearing maggots.
- 1.8 The site is accessed off Blakehurst Lane via a public bridleway 3740, which is relatively well used and connects with the wider public right of way network. The area of hardstanding around the buildings is currently for informal parking by users of the public right of way.

2. Relevant Planning History

- 2.1 The most recent planning history relating to Blakehurst Farm is as follows:

SDNP/17/03717/FUL The Erection of three new agricultural buildings at Maggot Farm, comprising Grain Store; Sprayer, Fertiliser, Hay and Storage and Straw Barn; and Machinery Store, incorporating Farm Office and welfare facilities, together with associated hard standing and landscaping; and residential conversion of existing traditional agricultural buildings to create a total of 7 dwellings at Blakehurst Farm.

The application was refused at the 12 May 2018 Committee meeting following heritage and landscape concerns in regard to failure of the conversion element to conserve and enhance the traditional, rural character of Blakehurst farmstead, and setting of the Grade II listed farmhouse, which did not of itself demonstrate any clear public benefits capable of outweighing the identified harm.

SDNP/17/05259/FTP Diversion of Footpath 2218. Refused at the 12 May 2018 Committee in the absence of a recommendation for approval for application SDNP/17/03717/FUL and based on concerns in regard to the landscape impact of the diversion.

SDNP/16/00771/PRE Erection of purpose designed agricultural buildings and conversion of existing buildings to residential - Advice given 21 April 2016, considering the provision of the new agricultural yard at Maggot farm acceptable in principle, with the acceptability of the conversion of the traditional barns to development subject to heritage and landscape considerations. Officers advised that separate applications should be made for these two elements.

W/4/05/ Change of use from permanent grassland to outdoor exercise sand school to be used solely by the horses in the existing stables adjacent to site. Approved 07 July 2005.

W/3/00/ Erection of pre-fabricated wooden stable block to include 12 stables and 3 stores Approved 8 August 2000.

W/2/00/ Refurbishment of annexe to habitable accommodation for short term holiday lets Approved 7 April 2000.

W/1/00/L Application for Listed Building Consent for internal alteration to existing layout of accommodation within main house and refurbishment of annexe/wing to further habitable accommodation including two rooflights and one additional external door. Approved 20 March 2000.

W/10/94/L Application for Listed Building Consent for 1) Underpinning of and repair to north wall (internally and externally). 2) Underpinning & repair to masonry columns of porch entrance 3) Demolish part of front boundary wall and rebuild to match existing adjacent. Approved 27 February 1995.

W/8/94 Conversion of vacant farm buildings to livery stables Approved 08 February 1995.

3. Proposal

3.1 The proposal seeks planning permission for:

Maggot Farm

- Demolition of a group of 3 redundant and semi-derelict farm buildings and erection of 3 new agricultural buildings, comprising a grain store (885 sqm); a storage barn for agricultural chemicals, hay and straw (515 sqm); and a machinery store, farm office and welfare facilities (326 sqm), with associated hard standing and landscaping. The buildings would be arranged around a central courtyard, and would be secured by a lockable gate with security cameras.
- The welfare facilities would be sited in Building 3, and would comprise of an office/restroom, a separate shower room (as required by Health & Safety sprayer regulations), together with an additional separate room with WC and hand-wash basin.

Blakehurst Farm

- Conversion of the main Threshing Barn to provide two dwellings. The barn is a substantial flint structure built c1870 with brick dressings and piers, two full height threshing doors and narrow ventilation slots. The building incorporates alterations following a fire in the 1950s.
- Conversion of the Stable and Coach House/cart shed to provide a single dwelling. The barn is a single-storey flint-brick-and-tile building, also dating c1870 that has been subject to several phases of alterations, including truncation at the southern end on erection of the 1960s steel framed shed.
- Conversion of the Bullock Range, Cowhouse and Calf Pen to provide two dwellings with 2No two storey, extensions on the southern elevation. The barn is a single-storey gabled range of 10 bays, built in 1888-9 on the footprint of earlier structure, which has been used as a milking parlour and more recently for storage.
- The central courtyard area is proposed to be retained as a shared amenity space and informal parking area. A car port with cycle and bin storage would be provided to the west of the courtyard, between the historic farmstead and the Grade II listed farmhouse. Map regression indicates an earlier, smaller building in this position.

Footpath Diversion

- A Section 257 application SDNP/18/03954/FTP to divert footpath No. 2218 has been made and is considered under agenda item 9, however the impact of the diversion is a material consideration in the determination of this application.
- The application proposes to divert the PRoW along the first section of the route (approximately 50m), by re-positioning the legal line between 25-32m further to the south, around the proposed two storey extensions and private amenity areas serving Units 2 and 3.

Key changes between the refused scheme and the current proposals

3.2 The key changes between the scheme that was previously refused at Planning Committee in May 2018 (SDNP/17/03717/FUL) and the current proposals are summarised in the following table:

Element	SDNP/18/03921/FUL
• Threshing Barn	<ul style="list-style-type: none"> • Reduction from 4No units to 2No • First floor only; second floor removed • Rooflights removed • Entrances are through existing door openings • Canopies to all entrances removed
Stable and Coachhouse	<ul style="list-style-type: none"> • New bedroom extension at north end
Cowshed	<ul style="list-style-type: none"> • Extensions separated and now two storey to accommodate attic bedroom
Courtyard area	<ul style="list-style-type: none"> • Car port reduced to 5 bays

Element	SDNP/18/03921/FUL
Footpath and landscaping	<ul style="list-style-type: none"> • Parking area to the south removed • Footpath curves through new area of landscaping behind the parking area to the south • Ditch delineating rear (western) boundary avoiding enclosure; fences all post and wire • Dividing hedge at centre line only

4. Consultations

4.1 Access and Recreation: Holding Objection to footpath diversion.

- Accepts a public path diversion is necessary in order to facilitate the proposed development at Blakehurst Farm. However the current proposed diversion is inadequate as the proposed route width of the right of way is stated as 1.2 metres. The legal minimum width for a field edge footpath is 1.5 metres and the desirable minimum width for any path enclosed by hedges, fences or buildings is 2.5 metres. A path width of only 1.2 metres is therefore insufficient.
- Consideration should be given to the dedication of higher rights (bridleway status) on the proposed diverted route and the remainder of the right way. The presence of stables and other equestrian facilities nearby would indicate that such a route would be a welcome addition to the access network in the area.

4.2 Drainage: No objection subject to conditions.

4.3 Ecology: No objection subject to conditions.

4.4 Economic Development Officer: No comments provided. No objection to the previous application SDNP/18/03921/FUL.

4.5 Environment Agency: No comments provided. No objection to the previous application SDNP/18/03921/FUL subject to conditions addressing drainage, which have been incorporated.

4.6 Environmental Health: No comments provided. No objection to the previous application SDNP/18/03921/FUL subject to conditions addressing contamination, which have been incorporated.

4.7 Highways: No objection subject to conditions.

4.8 Historic Buildings: No objection subject to conditions.

- The current proposals are the result of discussions following refusal of the first application at Planning Committee. The applicants have moved significantly to address concerns with the original scheme and the members of the Planning Committee, whilst supporting the recommendation for refusal, were anxious to support the applicant if at all possible. Given these comments, no objections to the current proposals are raised.
- It would be preferable not to have the extensions to the west range; the form of this building really lends itself to one unit only.
- Concern in regard to any perceived linkage of the residential barn conversion and the creation of a new farmstead. Conversion of historic farm buildings should be driven by the form of the buildings, not some external requirement.

4.9 Landscape: No objection subject to conditions.

- Following an earlier refusal, this most recent scheme is the result of some additional work on the Blakehurst Farm site. This application site is highly sensitive, which the first scheme failed to identify, not least respond to. The result is that, rather than take a landscape-led approach as recommended in our original comments, the scheme has had to retrofit alterations to the site in order to make it acceptable in landscape terms. Taking such an approach can make a scheme acceptable, but it is rarely possible to create a really positive, landscape enhancement. This statement is true in this case.

- This retrofitting approach has ultimately generated a scheme which is acceptable in landscape terms, rather than one which is exemplary – which this site very much had the potential to be.

Footpath diversion

- Support WSCC and SDNPA PROW in requiring a wider route if the footpath is going to be upgraded to a multi-use route as part of the wider network of bridleways. However, if this is not the intention then the footpath should be less wide and more typical of a footpath to provide more space for positive landscaping interventions. Either way, it would be helpful to ensure that the route has better signage, as this combined with the lack of management by the landowners led to it falling out of use in the past.

4.10 **Southern Water:** No objection subject to condition.

4.11 **Tree Officer:** No objection subject to condition.

4.12 **Warningcamp Parish Meeting:** Comments provided

- The revised proposal will deal satisfactorily with the previous concerns that were raised by the Parish Council.
- Concern in regard to the increased volume of traffic, particularly during construction. Construction traffic should not be permitted to travel through Warningcamp village and will need to access the site via the A27 Blakehurst turning.
- Not generally in favour of seeing farm buildings converted to residential use however the changes proposed appear to be sympathetic to the history, surroundings and ecology of the village.
- Support for the local farming community and keen to see Blakehurst farm prosper in the future.

4.13 **Public Rights of Way:** Holding objection to footpath diversion.

- The proposed path width is only 1.2 metres in width. This is insufficient and will be a reason for objection if the proposal is carried forward into the made Order. A width of between 2 and 3 metres would be acceptable.
- Doubt expressed in regard to the description of the existing path as being “not currently used by recreational walkers.” Also the description of the existing route A to B to C does not accord with the plan. There is No C? The order will need to be accurate in this regard.
- The Highway Authority will need to approve the proposed construction of the new path and details of the specification for surfacing will need to be provided. A formal undertaking from the applicant to be responsible for this work and for the cost of changes to the waymarking will be required.
- The works to the new route will need to be inspected and approved by WSCC prior to issuing the certificate necessary to bring the diversion into effect

5. Representations

5.1 None have been received.

6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan is the saved policies of the Arun District Local Plan (2003). 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 upon the Local Planning Authority 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 (2018) is considered holistically although the following sections are of particular relevance to the applications:
- Section 6 Building a strong, competitive economy
 - Section 12 Achieving well-designed places
 - Section 15 Conserving and enhancing the natural environment
 - Section 16 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 revised National Planning Policy Framework (NPPF) issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.
- 6.5 The development plan policies listed in Section 7 have been assessed for their compliance with the NPPF and are considered to be compliant with it.

Major Development

- 6.6 Officers are of the view that the proposal does not constitute major development for the purposes of paragraph 172 of the revised NPPF, and accompanying footnote 55, advising that 'major development' in designated landscapes is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined

The South Downs National Park Partnership Management Plan 2014-2019

- 6.7 The South Downs National Park Partnership Management Plan (SDPMP) (2014-2019) is a material consideration in the determination of planning applications, as outlined in national planning practice guidance, and has some weight. It outlines a vision and long term outcomes for the National Park. The following policies are relevant: 1, 3, 9, 10, 13, 15, 28, 50, 55.

7. Planning Policy

- 7.1 The following saved policies of the Arun District Local Plan (2003) are relevant:
- GEN2 Built Up Area Boundary
 - GEN3 Protection of the Countryside
 - GEN7 The Form of New Development
 - GEN9 Foul and Surface Water Drainage
 - GEN12 Parking in New Development
 - GEN15 Cycling and Walking
 - GEN22 Buildings or Structures of Character
 - GEN23 The Water Environment
 - GEN33 Light Pollution
 - DEV2 Conversion of Rural Buildings for Residential Uses
 - DEV6 Agricultural Buildings
 - DEV18 Affordable Housing Outside the Built up Area

The draft South Downs National Park Local Plan

- 7.2 The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-

Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the saved policies within the Arun District Local Plan (2003) the policies within the Submission South Downs Local Plan (2018) are currently afforded considerable weight, depending on the level of objection received on individual policies. The relevant policies are:

- SD1 Sustainable Development
- SD2 Ecosystems Services
- SD5 Design
- SD4 Landscape Character
- 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
- SD28 Affordable Homes
- SD34 Sustaining the Local Economy
- SD39 Agriculture and Forestry
- SD41 Conversion of Redundant Agricultural or Forestry Buildings

Statutory Requirements

- 7.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for planning permission that may affect listed buildings or their setting.
- 7.4 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

Background context

- 8.1 In May 2018 Members considered an application seeking the provision of new farm buildings and the conversion of the traditional barns to 7 residential units. Members broadly supported the principle of both the new agricultural yard and the conversion of the traditional barns at Blakehurst, however refused the application due to the harmful landscape and heritage impact that would have resulted from the provision of seven units. For reference, the previous Committee report is included at **Appendix 2** and the planning committee minutes from the meeting is included at **Appendix 3**.
- 8.2 At Planning Committee, Members raised the following key points:
- Investment such as this was needed to accommodate modern arable farming.
 - The design of the proposed agricultural building cluster was commended
 - Demolition of the 1960’s barn would open up the farmstead.
 - Changes were needed to the site to prevent it falling into disuse.
 - There was a commitment by the applicant to retain the historic buildings.
 - A viable scheme was required in order to ensure the continuation of farming on the area, and there was further opportunity to discuss viability issues.

- The input of the Landscape and Heritage officers was critical to this application.
- This application had a lack of sensitivity with the design, character and history of the farmstead and did not reflect the design potential and opportunity the site presented.
- The addition of domestic gardens could give the area an urban feel.
- Concern was expressed over refusing the application and the further degeneration of this site over an extended period of time.
- The footpath was currently impassable so any change would be beneficial as would secure the footpath for future use.
- There was still scope for further discussions to take place.

8.3 Since May, the revised NPPF has been published, however its thrust is broadly consistent with the 2012 version. The status of the emerging South Downs Local Plan, which has now been submitted to the Secretary of State, has advanced and the policy weight of the majority of its policies has increased. Paragraph 48 of the NPPF, states that Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

As such, greater weight can now be applied to the emerging policies within the South Downs Local Plan than at the time of the previous application, depending on the level of objection received. Where relevant this will be given consideration in the report, however this is not considered to significantly affect the proposal.

Current Scheme

8.4 When giving consideration to the previous application, Members were broadly supportive of the principle of development. As such, this report will focus on the landscape and heritage concerns that formed the reasons for refusal, and how the current application has sought to overcome these concerns. For completeness the committee report for SDNP/17/03717/FUL and minutes from the 10 May 2018 planning committee meeting are attached at **Appendices 2 and 3**.

8.5 The main considerations to be determined as part of the current application are therefore:

- The heritage impact of the residential conversion on the special character of the historic farmstead, including the barn buildings, and the setting of the Grade II listed farmhouse.
- Design, landscape and visual impact.
- Viability and Affordable Housing.

8.6 All other matters, including Ecology, Highways, Contamination and Drainage, Public Rights of Way and Amenity have previously been considered, and may be addressed through appropriate condition(s) where relevant.

Heritage

8.7 Section 66 of the Town and Country Planning (Listed Buildings and Conservation Area) Act (1990) 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'.

8.8 The saved policy from the Arun District Plan (2003) that is relevant to the consideration of heritage impact is GEN22 'Buildings or Structures of Character'. Policies SD12 'Historic Environment' and SD41 'Conversion of Redundant Agricultural or Forestry Buildings' of the Submission South Downs Local Plan (2018) are also relevant. Policy SD12 carries considerable weight, and supports development proposals that enhance or better reveal the

significance of heritage assets, and appropriately re-use redundant or under-used heritage assets with the optimal viable use, which secures their long-term conservation and enhancement, including their setting. Policy SD41 carries less weight as significant objections were received during the pre-submission consultation. The policy supports the conversion of redundant agricultural buildings outside of defined settlement boundaries where the optimal viable use is proposed to conserve and enhance its architectural and historic significance and setting, where essential utilities and other functional requirements do not harm any significant internal or external fabric, and the existing historic fabric and features of architectural or historic significance are retained. The building must also be worthy of conversion with regard to its current character, scale and condition, and be of an appropriate design and scale for conversion to the proposed new use, without the need for substantial reconstruction or significant extensions.

- 8.9 The applicant has submitted a Structural Appraisal demonstrating that the barns are structurally sound and capable of conversion. The remaining issues therefore relate to optimum viable use, the significance of the buildings and the extent of harm/wider public benefit for the conversion on the character of the buildings themselves and their role in the wider historic landscape setting, and on the setting of the Grade II listed farmhouse.
- 8.10 A Heritage Impact Assessment and Design and Conversion Approach have been submitted in support of the proposed conversion. This details the role of the individual buildings and their overall historic use, and provides an evidence base from which the historic significance of the site can be read, in accordance with paragraph 128 of the NPPF. The buildings are described in the West Sussex Historic Environment record entry as non-designated heritage assets, and have been referred to as such in pre-application advice previously given by the SDNPA. However, following consideration of the information provided by the applicant in support of the view that the buildings are non-designated heritage assets, it is considered that the buildings are curtilage listed. A concurrent application SDNP/18/03922/LIS seeks listed building consent for the conversion element.
- 8.11 Paragraph 196 of the NPPF 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'. Any harm caused by the conversion must therefore be considered against the public benefits of the proposal, of which one consideration is the optimum viable use of the buildings. The conversion in itself would provide market housing which would not be available for wider public enjoyment. However, it is recognised that to be a public benefit the asset does not have to be publically available, and public good can be had from a private heritage asset that has been conserved. Indeed, a sensitive conversion, and removal of the 1960s farm building could confer visual benefit to the wider landscape setting and ensure the long term retention of the asset.
- 8.12 Turning to optimum viable use, Paragraph 79 of the NPPF (2018) states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 79 of the NPPF also states that the provision of new isolated homes in the countryside should be avoided unless there are special circumstances, such as where such development would represent the optimal viable use of a heritage asset, or where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting. National Planning Policy Guidance defines 'optimal viable use' as either the sole viable use of the asset, or, if there is a range of alternative viable uses, the use likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. There are two strands in determining this. The first is an economic assessment of potential uses of the buildings to justify whether the proposed residential use is the most appropriate to secure their future. The viability assessment provided by Bruton Knowles dated 20.04.2018 confirms at para 5.10 that an alternative use for the buildings would not provide a viable development option.

- 8.13 The second is the impact of the physical changes to the buildings to accommodate the new use. This is fundamental because proposals will only be acceptable where the important characteristics which make the building worthy of being conserved are retained. This can also include aspects of their setting. The character of the buildings, and the features and qualities which contribute to their heritage significance needs to be fully understood so that these may be conserved and enhanced in the resultant design. Where possible, the conversion of historic farm buildings should retain the agricultural character as far as possible, without extensions, and allow the buildings to inform the design and layout of the conversion.
- 8.14 The submitted information states that the traditional buildings are in need of urgent investment and repair, and that the scheme will both ensure their long term preservation, and have a beneficial impact on the setting of the Grade II listed farmhouse. This is largely due to the removal of the modern buildings, re-instatement of the courtyard layout, and the retention of key architectural features, which will respect the historic agricultural character of the buildings. Whilst these aspects of the scheme are broadly positive, the Historic Buildings officer objected to the scheme for 7 units, which was considered to have a significant negative impact due mainly the provision of 4 units within the threshing barn, and the resultant loss of original internal volume, and division of the door openings. Concerns were also raised in regard to the subdivision of the Cowshed into 2 units, and the resultant extension. The proposed scheme was therefore considered to have a negative impact on the character of the buildings, historic farm group and its contribution to the wider heritage context, including the setting of the listed farmhouse.
- 8.15 Since the refusal in May, the scheme has been subject to further detailed discussions between the applicant and officers, and a number of amendments have been made to overcome the heritage concern raised. The main change is the reduction in the number of units, which allows the main Threshing Barn to provide just 2 dwellings. This has allowed for a number of positive amendments to be made, including the removal of the second floor and rooflights, and retention of the door openings without subdivision.
- 8.16 The Historic Buildings officer has advised that the scheme has moved significantly towards addressing the heritage concerns raised. Although it would be preferable for the Cowshed to be converted to one unit, thereby avoiding the need for extensions, given that Members were broadly supportive of that part of the scheme, there is no heritage objection raised to the current proposal.

Design, Landscape, and Visual Impact

- 8.17 The main policies for consideration in terms of design and landscape include saved policies GEN7: The Form of New Development and DEV2: Conversion of Rural Buildings for Residential Uses. Policies SD4: Landscape Character, SD5: Design, and SD6: Safeguarding Views of the Submission South Downs Local Plan (2018) are also relevant, all of which carry considerable weight due to no objections being raised during consultation.
- 8.18 Saved policy GEN7 states that new development should improve the visual amenities of the local area and make a positive contribution to the quality of the environment, especially in sensitive areas. DEV2 'Conversion of Rural Buildings for Residential Use' supports conversion of barns to residential use providing that the development would not have an adverse effect on the internal or external character and appearance of buildings of historic importance or their setting.
- 8.19 Policy SD4 'Landscape Character' of the Pre-submission draft South Downs Local Plan (2017) and supports development that is informed by landscape character, that conserves and enhances the existing landscape character features which contribute to the distinctive character, pattern and evolution of the landscape; and safeguards the experiential and amenity qualities of the landscape. Policy SD5 'Design' supports development that demonstrates a landscape-led approach and respects the local character. Proposals should both integrate with, respect and sympathetically complement the landscape character and utilise architectural design which is appropriate and sympathetic to its setting. Proposals should also incorporate hard and soft landscape treatment which takes opportunities to

connect to the wider landscape and enhance green infrastructure. Policy SD6 'Safeguarding Views' supports development that conserves and enhances views from publically accessible areas within, in to and out from settlements which contribute to the viewers' enjoyment of the National Park, and views from public rights of way, open access land and other publically accessible areas.

- 8.20 The previous scheme for 7 units at Blakehurst Farm generated objections from the Design and Landscape Officers, due to the significant negative effects upon the character of the farmstead as a result of and including incongruous domestic additions and private spaces that did not serve to conserve and enhance the traditional, functional character of the farmstead.
- 8.21 There was also a landscape objection to the diversion of footpath No. 2218, as this is considered integral to the character of the farmstead. The footpath runs immediately south of the farmstead, and originally provided a link to Warningcamp Village approximately 750m to the west. The path is impassable at present. The legal line of the first section of the path is proposed to be re-positioned between 25-32m further to the south, around the proposed two storey extensions and private amenity areas serving Units 2 and 3. The route would be extended by approximately 28m.
- 8.22 Since the refusal in May, the scheme has been subject to further detailed discussions between the applicant and officers, and a number of amendments have been made to the scheme to overcome the design and landscape concerns, primarily by a reduction in the number of units to five. This has allowed for a number of positive amendments including removal of the parking area to the south of the barns, provision of all car parking within the main farmyard area, reduction of the car port to 5 bays, and additional planting and landscape enhancements in the vicinity of the footpath diversion. The edge of the private amenity space associated with the southernmost unit have also been softened to follow the course of the footpath. The Landscape officer has advised that the site is highly sensitive in landscape terms and had the potential to provide an exemplary scheme, however due to the 'retrofitted' alterations is considered to be acceptable in landscape terms.
- 8.23 In summary, the proposed residential conversion of the curtilage listed farm buildings now has a much reduced impact on the rural landscape character of the area. Overall officers consider that the scheme is rather more than 'acceptable' particularly given the benefits derived from the clearance of poor quality buildings, improvement to the setting of a listed building and the sensitive treatment of the key heritage assets being converted.

Viability and Affordable Housing

- 8.24 Saved Policy DEV17 of the Arun District Local Plan (2003) 'Affordable Housing' seeks the provision of affordable housing in developments of 25 or more units, or residential sites of 0.8ha or more. Policy SD28 of the Pre-submission (draft) South Downs Local Plan 'Affordable Homes' carries some weight as it approaches submission, and requires developments of 5 units to provide a minimum of 1 affordable home. However, given the level of objection received in regard to SD28 very limited weight may be applied to it currently.
- 8.25 The previous scheme for 7 units was supported by comprehensive viability information, including a Financial Justification and Site Viability Assessment (residual appraisal) prepared by the purchaser of the site, Clarendon Properties Ltd., and an independent viability assessment provided by Bruton Knowles. The independent assessment concluded that a conversion to an alternative, non-residential use of the buildings was not a viable development option. A development of seven units would be viable, and likely generate a Residual Land Value in excess of the Site Value that could provide an off-site Affordable Housing Contribution. A development of either four or five units would be unviable, and unable to contribute to the provision of Affordable Housing.
- 8.26 The information submitted with the current application clarifies that the reduction in the number of units has necessitated a re-negotiation of terms between the vendor and purchaser. All parties including the tenant have made concessions to accommodate the reduced scheme, however the reduced scheme will not compromise the overall design quality. Notwithstanding the limited weight that may be applied to SD28, the reduction in

number of units means that an affordable housing contribution cannot not be sought in this instance.

Ecology and Trees

- 8.27 Section 15 of the NPPF (2018) draws attention to the duty to protect the natural environment and to the opportunities for its enhancement. Paragraph 170 of the NPPF states that 'when determining planning applications, local planning authorities should minimise impacts on and provide net gains for biodiversity, and protect and enhance sites of biodiversity. Saved policies GEN28 'Trees and Woodlands' and GEN29 'Nature Conservation across the District' of the Arun District Local Plan (2003) and policies SD9 'Biodiversity and Geodiversity' and SD11 'Trees, Woodland and Hedgerows' of the emerging Local Plan are also relevant.
- 8.28 The County Ecologist has reviewed the submitted information and is satisfied that appropriate mitigation measures have proposed whilst the works are being carried out, and within the development, which include compensatory roost to be provided within the roof spaces of the development. These measures may be secured through planning conditions.
- 8.29 The tree officer has advised that there are no individual trees of particular merit affected by this application, but the group of trees to the north east is of collective value and should be protected during construction.

Public Rights of Way

- 8.30 Comments have been received by the WSCC PROW team in regard to the informal consultation associated with the Section 257 application SDNP/18/03954/FTP to divert footpath 2218, raising concerns in regard to the proposed width and route as stated on the application description. The proposed width of the footpath extension varies from 2.9-4m, which falls within the requirement of 2-4m width, and the description of the route on the application form associated with SDNP/18/03954/FTP has been amended for accuracy. No gates are proposed. Details of surfacing and waymarking of the new section to be provided, and the upgrading of the surfacing, drainage and embankments of the remainder of the route may be secured through condition.

9. Conclusion

- 9.1 It is considered that the agricultural need for the development has been sufficiently demonstrated, and that the benefits of the scheme in terms of the rural economy, and ongoing sustainability of the holding are clear. The revised scheme brought to Members has taken into consideration the previous reason for refusal, and addressed the Landscape and Heritage concerns raised in regard to the significant negative impact that a conversion of seven units would have had on the historic character of the traditional farm building and farmstead setting. The provision of five units is considered to have an acceptable impact on the character of the farmstead and allow for its sensitive restoration, and applications SDNP/18/03921/FUL and SDNP/18/03922/LIS are therefore recommended for approval.

10. Reasons for Recommendation and Conditions

- 10.1 It is recommended that planning permission be granted for application SDNP/18/03921/FUL 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 strictly in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.
Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order amending or revoking and re-enacting this Order, no buildings or structures, including walls and fences, shall be erected or installed at the site without prior planning permission from the Local Planning Authority.

Reason: In the interests of amenity, and to prevent unsustainable development that would not comply with planning policy.

Construction

4. 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:
 - i) The anticipated number, frequency and types of vehicles used during construction;
 - ii) The route to be taken by heavy construction vehicles, avoiding Warningcamp Village;
 - iii) Information on the demolition and construction design;
 - iv) Management of pollution during construction
 - v) The storage of plant, fuels, oils and materials used in constructing the development;
 - vi) Wheel washing facilities,
 - vii) Management of pollution during construction

Thereafter the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and highway safety and to ensure that activities carried out do not result in a deterioration of groundwater quality.

5. 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.

Ecology and Trees

6. Development shall proceed in accordance with the measures set out in the Bat Scoping and Emergence Survey Report (The Ecology Co-Op, August 2018), Roost Plan (WECC, 1566.PL30B) and Roost Sections Plan (WECC, 1566.PL31B) unless varied by a European Protected Species (EPS) license subsequently issued by Natural England. Thereafter, the replacement bat roosts shall be subject to a post-completion compliance check by the ecologist with a report submitted in writing to the Local Planning Authority and permanently maintained and retained in accordance with the approved details.

Reason: To retain, protect and enhance protected species and features of biodiversity interest.

7. Development shall proceed in accordance with the measures relating to birds and hedgehogs set out in the within the Bat Scoping and Emergence Survey Report (The Ecology Co-Op, August 2018) and letter of updated Ecological findings (The Ecology Co-op October 2017), including provision of compensatory nesting opportunities, unless otherwise agreed in writing by the planning authority.

Reason: To retain, protect and enhance protected species and features of biodiversity interest.

8. Prior to the commencement of the development hereby permitted a full Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include numbering and detailing trees, confirming root protection

areas, and an indication of the methodology for necessary ground treatments to deal with compacted areas of soil. The works shall be implemented in accordance with the approved details.

Reason: In the interests of the amenity and the landscape character of the area

Design and Materials

9. Prior to the commencement of the development hereby permitted, a detailed scheme of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in accordance with the approved development. The scheme shall include details of:
- i) Proposed planting plans, including written specifications, cultivation and other operations associated with plant and grass establishment; schedules of plants, noting species, plant sizes; and proposed numbers/densities where appropriate;
 - ii) Boundary treatments (including the proposed wall to the east boundary of the site and boundary to the southern range) and other built means of enclosure including gates and doors;
 - iii) Treatment of surfaces including the diverted section of footpath and main courtyard, to include materials, permeability, kerbs, edges, steps, ramps

Thereafter the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

All soft landscaping shall be carried out in the first planting and seeding season following the first occupation of the building, or the completion of the development, whichever is the sooner. All shrub and tree planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the landscape character of the area.

10. The materials to be used for the new farm buildings at Maggot Farm hereby approved shall strictly accord with those indicated in the approved details of the application.

Reason: To ensure an appropriate form of development.

11. Prior to the commencement of the development hereby permitted for the residential conversion at Blakehurst Farm, details of the following shall be submitted to and approved in writing by the Local Planning Authority:
- i) Full details and samples of external materials, including the timber cladding on walls of the new extensions;
 - ii) Details of all roof materials, including the garage and bike/refuge storage building;
 - iii) Large scale details of all external joinery (1:5 elevation, 1:2 section, 1:1 glazing bars) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels as appropriate;
 - iv) Full details of proposed rooflights (including size, manufacturer and model number), which shall be set in plane with the roof covering;
 - v) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
 - vi) Full details of proposed meter and alarm boxes;
 - vii) Large scale details of proposed eaves and verges (1:5 section);
 - viii) Proposed timber and damp proof treatment
 - ix) Full details of external decoration to render, joinery and metalwork.

The works shall be carried out in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

12. Prior to the commencement of the works hereby permitted, a sample panel of flintwork and brickwork shall be constructed on the site and approved in writing by the Local Planning Authority. The flintwork and brickwork comprised within the development shall be carried out and completed to match the approved sample panel, and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

13. Prior to the first occupation of the development hereby permitted, details of works to upgrade the surfacing, drainage and embankments serving footpath 2218 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving the landscape character of the area and provide amenity for future occupants of the residential development.

External Lighting

14. Prior to first occupation of the development hereby permitted, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

No further external lighting shall be installed anywhere within the site. This exclusion shall not prohibit the installation of internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise light spillage.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity and tranquillity, and protect and conserve the International Dark night Skies.

Highways

15. Prior to the first occupation of the development hereby permitted, the vehicular access serving the development shall be constructed in accordance with the approved plans.

Reason: In the interests of road safety.

16. Prior to the first occupation of the development hereby permitted covered and secure cycle parking spaces shall be provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

17. Prior to the first occupation of the development hereby permitted until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

18. Prior to the commencement of the development hereby permitted plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the

implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Drainage

19. Prior to the commencement of the development hereby permitted, details of foul sewerage and surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, shall be submitted to and approved in writing by the Local Planning Authority. The SuDS scheme shall

- i) Specify the responsibilities of each party for the implementation of the SuDS scheme
- ii) Specify a timetable for implementation
- iii) Provide a management and maintenance plan for the lifetime of the development including any arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The drainage shall be provided in accordance with the approved details before first occupation of the related dwelling.

Reason: The site lies within a groundwater Source Protection Zone and above the Chalk Formation which is designated as a principal aquifer. Potentially polluting activities are proposed for the site. The surface water drainage scheme needs to incorporate pollution prevention measures to ensure that groundwater will be protected.

Contamination

20. Prior to the commencement of development (parts i) and ii) and prior to occupation (parts iii and iv) approved by this planning permission (or such other date or stage in development as may be agreed in writing with 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:

- i) A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.
- ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii) The site investigation results and the detailed risk assessment (ii) 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.
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) 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 contamination scheme shall be implemented as approved.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health.

21. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until an amended remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and

approved in writing by the Local Planning Authority. The amended remediation strategy shall be implemented as approved.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health.

22. Prior the first occupation of any part of the development hereby permitted, 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 plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health.

Informatives

1. 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, particularly for works such as demolition of redundant agricultural buildings, and the clearing and conversion of buildings incorporating roost sites.
2. The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:
 - Excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
 - Treated materials can be transferred between sites as part of a hub and cluster project
 - Some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to:

- The Definition of Waste: Development Industry Code of Practice on the [CLAIRE](#) website and;
- The [Environmental regulations](#) page on GOV.UK.

Contaminated soil that is, or must be, disposed of, is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2010
- The Waste (England and Wales) Regulations 2011 | Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to the [Hazardous Waste](#) pages on GOV.UK for more information.

3. The discharge of domestic sewage associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2016 (EPR 2010) from the Environment Agency. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact us on 03708 506506 for an application form and guidance. You should be aware that the permit may not be granted. A permit will only be granted where the risk to the environment is acceptable.
4. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover license shall be granted. Additional information about the license application process can be found at the following web page: <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made via the following link; alternatively please call 01243 642105 <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>
5. Any access by contractor's vehicles, deliveries or plant is only lawful if the applicant can prove they have a vehicular right. Parking on the PROW is considered an obstruction and is not permitted.
6. It should be noted that at no stage during the works can BW3740/ G49 be restricted or obstructed at any time by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals and while the development is underway safe & convenient public access is to be available at all times across the full width of the route.
7. In addition developers / landowners should ensure that public use of the ROW's takes precedence over private/development vehicular traffic.
8. The surface of the PROW must not to be altered in any way without the prior consent of WSCC's RoW team. Should planning consent be approved by the Local Planning Authority this would not confer consent altering the surface of the PROW, which would require a separate application to WSCC's RoW Team.
9. Should the PROW's surface be considered damaged as a result of the development then the applicant will be required to make good the surface to a standard satisfactory to WSCC's RoW Team.

10.2 It is recommended that listed building consent be granted for application SDNP/18/03922/LIS subject to the following conditions:

1. Prior to the commencement of the development hereby permitted, a detailed scheme of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in accordance with the approved development. The scheme shall include details of:
 - i) Proposed planting plans, including written specifications, cultivation and other operations associated with plant and grass establishment; schedules of plants, noting species, plant sizes; and proposed numbers/densities where appropriate;
 - ii) Boundary treatments (including the proposed wall to the east boundary of the site and boundary to the southern range) and other built means of enclosure including gates and doors;
 - iii) Treatment of surfaces including the diverted section of footpath and main courtyard, to include materials, permeability, kerbs, edges, steps, ramps

Thereafter the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

All soft landscaping shall be carried out in the first planting and seeding season following the first occupation of the building, or the completion of the development, whichever is the sooner. All shrub and tree planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the landscape character of the area.

2. The materials to be used for the new farm buildings at Maggot Farm hereby approved shall strictly accord with those indicated in in the approved details of the application.

Reason: To ensure an appropriate form of development.

3. Prior to the commencement of the development hereby permitted for the residential conversion at Blakehurst Farm, details of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - i) Full details and samples of external materials, including the timber cladding on walls of the new extensions;
 - ii) Details of all roof materials, including the garage and bike/refuge storage building;
 - iii) Large scale details of all external joinery (1:5 elevation, 1:2 section, 1:1 glazing bars) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels as appropriate;
 - iv) Full details of proposed rooflights (including size, manufacturer and model number), which shall be set in plane with the roof covering;
 - v) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
 - vi) Full details of proposed meter and alarm boxes;
 - vii) Large scale details of proposed eaves and verges (1:5 section);
 - viii) Proposed timber and damp proof treatment
 - ix) Details of treatment of the interior of the buildings, including a schedule of internal finishes to walls, ceilings and floors
 - x) Full details of external decoration to render, joinery and metalwork.

The works shall be carried out in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

4. Prior to the commencement of the works hereby permitted, a sample panel of flintwork and brickwork shall be constructed on the site and approved in writing by the Local Planning Authority. The flintwork and brickwork comprised within the development shall be carried out and completed to match the approved sample panel, and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

II. Crime and Disorder Implication

- II.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.

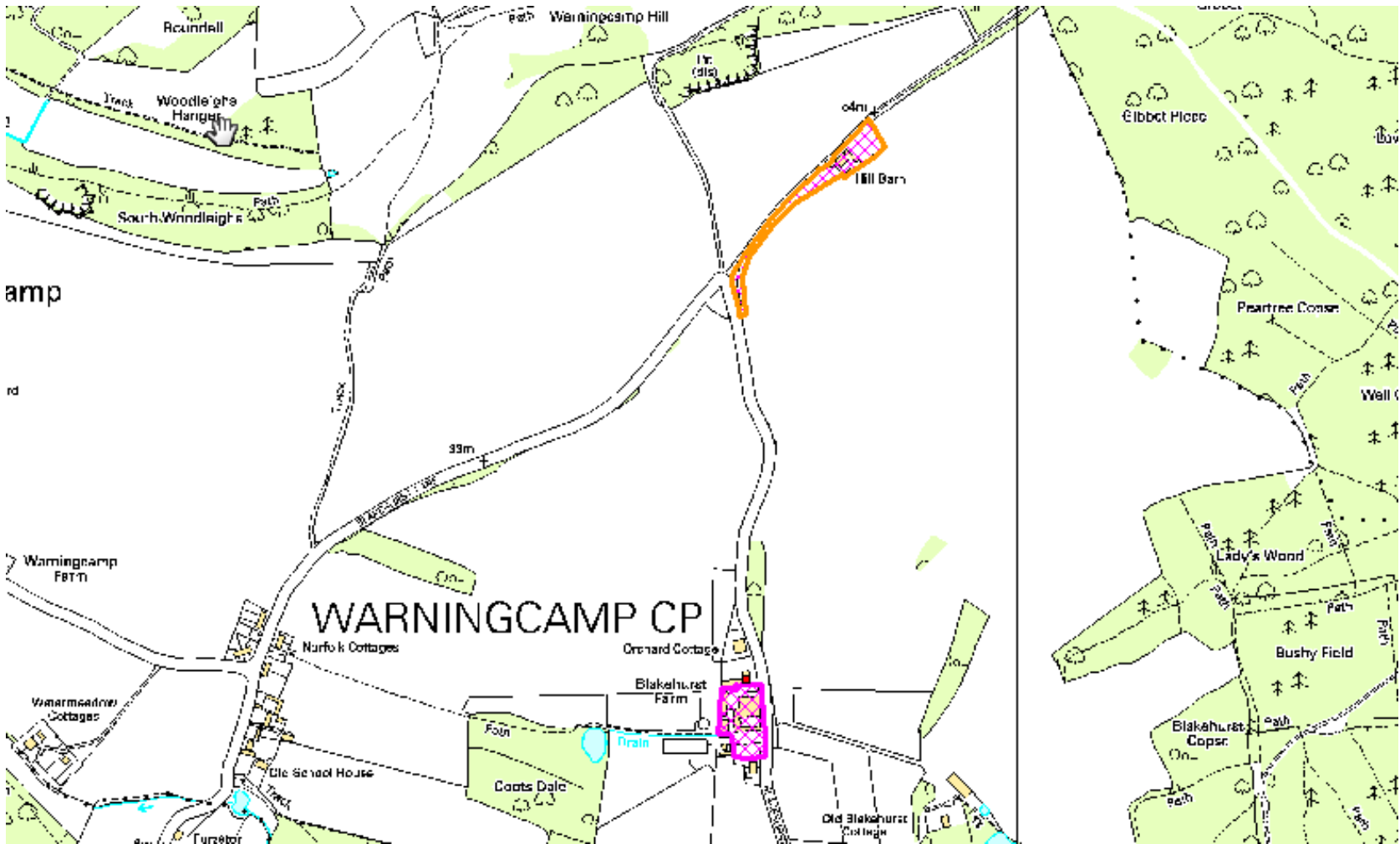
TIM SLANEY

Director of Planning

South Downs National Park Authority

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Appendices	<ol style="list-style-type: none">1. Site Location Map2. Committee Report PC26/183. Excerpt from 12 May 2018 Planning Committee Meeting Minutes
SDNPA Consultees	Legal Services, Development Manager.
Background Documents	All planning application plans, supporting documents, consultation and third party responses National Planning Policy Framework (2018) Arun District Local Plan (2003) Submission South Downs Local Plan (2018) South Downs National Park Partnership Management Plan 2013 South Downs Integrated Landscape Character Assessment 2005 and 2011

Site Location Map



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