

Report to	<b>Planning Committee</b>
Date	<b>8 November 2018</b>
By	<b>Director of Planning</b>
Local Authority	<b>Chichester District Council</b>
Application Number	<b>SDNP/17/02862/FUL and SDNP/17/02863/LIS</b>
Applicant	<b>The Barlavington Estate</b>
Application	<b>Change of use of barn, byre, stables/workshop and cartshed to form five dwellings including one Estate worker/affordable dwelling (planning application)</b> <b>and</b> <b>Alterations to the barn, byre, stables/workshop and cartshed to facilitate conversion to five dwellings (listed building consent application)</b>
Address	<b>Barlavington Farm, Church lane, Barlavington, GU28 0LG</b>

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**Recommendation:**

- 1. That planning permission SDNP/18/02862/FUL be granted subject to the conditions set out at section 10.1 of this report and a legal agreement to secure one Estate Worker/affordable dwelling; and**
  - 2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed or sufficient progress made within 3 months of the Planning Committee meeting.**
  - 3. That listed building consent SDNP/17/02863/LIS be granted subject to the conditions set out at section 10.2 of this report.**
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**Executive Summary**

The application site constitutes an agricultural barn complex at Barlavington. One of the barns, the largest, is Grade II listed whilst the site is immediately adjacent to the Grade I listed Parish Church of St Mary. The application seeks the conversion of the barn complex, including the partial extension of one barn, to introduce five dwellings on the site of which one would be an Estate Worker/affordable dwelling.

The proposals are considered to represent the optimal viable use for the barns to secure their long term future and the design and landscaping interventions proposed would safeguard the special interest and setting of the listed buildings. Where there are elements of harm these are considered less than substantial and are outweighed by the public interest of preserving the barns and the setting of the adjacent Church.

Adequate access and parking is proposed whilst matters of contamination, biodiversity and archaeology can be appropriately conditioned and the affordable dwelling secured via legal agreement. The existing public right of way through the site would be unaffected.

The respective planning and listed building consent applications are therefore recommended for approval subject to a legal agreement to secure one affordable unit and the respective conditions listed at sections 10.1 and 10.2 of this report. The reason the application requires committee consideration is due to the applicant being a Member of the SDNPA.

## **1. Site Description**

- 1.1 The application site is located in Barlavington and constitutes a redundant farm complex located at the eastern end of the hamlet. Accessed via Church Lane the site constitutes a number of traditional agricultural buildings including a large grade II listed timber framed barn, an adjacent byre, a cart shed, stables and a workshop. Immediately adjacent to the site is the grade I listed Parish Church of St Mary. The buildings are arranged around a central yard that is accessed from Church Lane.
- 1.2 The site is remote with the hamlet surrounded by a mixture of agricultural fields and numerous copses of trees. Whilst flat the land does rise to the north, where two larger barns are located which are in commercial usage, before falling away to reveal longer distance views. A modest scattering of dwellings are accessed directly off Church Lane whilst a public right of way runs through the site.

## **2. Relevant Planning History**

- 2.1 There is no recent relevant planning history for the site.

## **3. Proposal**

- 3.1 The application proposes to convert the barn complex into five residential dwellings. The grade II listed barn would be converted to a 3-bed dwelling, the byre into a two-bed dwelling, the stables divided into 2 x 1-bed dwellings and the workshop modestly extended to form a 1-bed dwelling. The cart shed would be utilised principally as a communal bin and cycle store. Each dwelling would benefit from private amenity space separated by modest post and rail fences. The 1-bed dwelling located in the workshop would be restricted for rent at 80% of market rate for either an Estate Worker, which has priority, or as an affordable dwelling.
- 3.2 Interventions are proposed to all the structures to facilitate the residential conversion. Externally the roof form of the barns will be largely unaltered with the insertion of new rooflights minimised to one in the barn, two in the byre and one in the workshop. Each respective unit will also have one external flue. Otherwise, all the interventions are at ground floor level and seek primarily to utilise existing openings where feasible.
- 3.3 The yard area, which is currently part segregated for agricultural purposes, would be cleared and re-graded to ensure it is free from any built form. It would thereafter be shared by all the dwellings and would be free from demarcation with an informal parking arrangement. As the site naturally drains to the centre of the yard area this will continue via an informal pond arrangement.

## **4. Consultations**

- 4.1 **Conservation Officer:** No objection to the proposal which will secure the long term future of these important heritage assets whilst also safeguarding the setting of the adjacent church. Where there is some harm this is contained to a low level and would be outweighed by the benefits of the proposal. Conditions will be required to control the final details of implementation including the methodology for the insulation of the roof.
- 4.2 **Dark Skies Officer:** No objection subject to conditions to minimise any light spill.
- 4.3 **Ecology Officer:** The mitigation measures proposed should be secured via condition.
- 4.4 **Environmental Health:** No objection subject to condition to deal with any unexpected contamination found during construction.
- 4.5 **Flood Risk Management:** No comment.
- 4.6 **Highways:** No objection subject to conditions regarding parking being provided prior to occupation, ensuring no surface-water run-off onto the highway, the provision of a travel

plan and the provision of a construction management plan.

**4.7 Landscape Officer:** No Objection subject to conditions:

- Barlavington Farm is a fantastic example of one of the most sensitive farmstead types in the National Park. Dating from the 17th Century the Dispersed Cluster plan type farm with a detached farmhouse, survives largely in its original form – making it significant - very few farmsteads survive to this degree with minimal alterations in the National Park. It forms a critical part of the hamlet of Barlavington, located in the setting of the Parish Church, listed at Grade I. Its sensitivity is further derived from its landscape setting, whose character survives from the medieval period – contemporary with the steading itself.
- The application is supported and is considered to strike a positive balance between protecting the listed building and retaining the farmsteads character. In the re-design the focus was upon removing residential or ‘suburban’ elements from the design, taking a less-is-more approach to things like boundary treatments, yard space and parking, which is considered to have largely been successful. Retaining the farms positive ‘working’ characteristics and legibility as a single farmstead, will be a big challenge as the Estate changes its use to residential. As a result, it has been agreed the buildings and their landscape setting will remain in the ownership and management of the Estate, which is vital for the site’s long-term protection.

**4.8 Parish Council - Sutton and Barlavington:** The Parish Council recognises the historic significance of this ancient farmyard and the architectural interest that lie in the buildings that enclose the farmyard. The Parish Council in principal support a scheme that conserves the most important buildings in the group and to sensitively retain the character of an ancient farmyard that has not been disturbed for several centuries. The present degradation of the great barn must be stopped and a use for its future be found. The Parish Council have seen the plans and the Parish Council have also held a Saturday morning consultation for residents to come and comment on the project too. We endorse the plans and attachments as fair, but we do feel to justify the grant of planning permission certain proposals should be taken into account in no particular order:

- Financial viability and what might be financially required for development to conserve and reuse the listed barn;
- The tranquillity and special qualities of this location;
- No more development should be permitted to make the scheme viable;
- It is commended that the hard standing area behind the barn, to the right as you look at the barn from the field, where the Silo's formally stood is to be returned back to grass;
- It is thought that it is unnecessary to have car parking places to the rear of the barn, four spaces, which would interrupt the open views of the barn from the Downs;
- The necessity of allotments, it is thought these would be better served as gardens and if residents wished to grow vegetables they could in the larger gardens. The gardens are otherwise very small;
- Thoughts on how the pond was to be supplied with water, is this through roof soakaways;
- Concerns about the visual impact and capacity of the local highway network to accommodate a significant development, commercial and residential, during and after development. Highways may satisfy themselves on this matter, but these lanes have already had a significant increase in traffic since the renovation of the Stud and the subsequent 12 commercial units that this contains. These very narrow lanes at commuting time are congested. Such usage also has an impact on the flora and fauna of the road verges and banks;
- The large barn flues for the wood burning stoves was thought to break up the roof line of the barn;

- The sky lights in the main barn would not only damage the character of the barn, and would be difficult to do without removing ancient timbers, but also contravene any dark skies policy. This location is particularly special in terms of dark sky as it is a remote location; and
- Consideration should be made for the old horses that currently live in the stable blocks and we hope provision is in place to house them.

4.9 **Public Rights of Way Officer:** Any impact upon the PROW should be taken into consideration.

4.10 **Rural Housing Officer:** No objections.

## 5. Representations

5.1 The only third-party representations received was from the South Downs Society who commented as follows:

- Support in principle but only with sensitive design with regard to the buildings themselves and the setting of the Church, local footpaths and landscape character;
- Should be satisfied that the proposal is the optimal viable use, would holiday lets be more appropriate?
- The proposal should be utilised to get gains from the site with regard to removing clutter and storage and provide parking for the church;
- Concerns whether the character of the highway network can accommodate the additional traffic; and
- The need to avoid light pollution and enhance biodiversity.

## 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 comprises the Chichester District Local Plan (1999) and the submitted SDNPA Local Plan 2018. 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 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and the updated National Planning Policy Framework (NPPF), which was issued and came into effect 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 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.

### The South Downs Partnership Management Plan (PMP) 2013

6.4 The PMP outlines a vision and long term outcomes for the National Park, as well as 5 year policies and a continually updated Delivery Framework. It is a material consideration in the determination of the application. The following policies are relevant: 1, 3, 5, 28, 29, 41, 42,

43 and 50.

- 6.5 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with it.

## **7. Planning Policy**

- 7.1 The following saved policies of the Chichester District Local Plan (1999) are relevant:

- RE1: Development in the Rural Area Generally
- RE8: Nature Conservation - Non-designated Sites
- RE14: Conversions in the Rural Area
- BE4: Buildings of Architectural or Historic Merit
- BE11: New Development
- BE14: Wildlife Habitat, Trees, Hedges and Other Landscape Features
- BE16: Energy Conservation
- R4: Public Rights of Way and Other Paths
- TR6: Highway Safety

### The South Downs National Park Local Plan Submission (2018)

- 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 Chichester District Local Plan (1999) 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
- SD4: Landscape Character
- SD5: Design
- SD7: Relative Tranquillity
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD12: Historic Environment
- SD13: Listed Buildings
- SD14: Climate Change Mitigation and Adaption of Historic Buildings
- SD16: Archaeology
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD20: Walking, Cycling and Equestrian Routes
- SD21: Public Realm, Highway Design and Public Art
- SD22: Parking Provision
- SD25: Development Strategy
- SD27: Mix of Homes
- SD28: Affordable Homes
- SD34: Sustaining the Local Economy
- SD41: Conversion of Redundant Agricultural or Forestry Buildings
- SD48: Climate Change and Sustainable Use of Resources
- SD50: Sustainable Drainage Systems
- SD51: Renewable Energy

### 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 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**

### Principle of development

- 8.1 The barns are worthy of conversion with regard to their character, scale and condition. They are currently redundant from any agricultural use and it has been demonstrated that there is no reasonable prospect of them coming back into agricultural use. Therefore, the conversion to a residential use, both in regard to what is viable and most appropriate for the listed building, is considered the optimal use that would result in the least harm to the heritage assets. In reaching this conclusion both community and commercial uses were considered but were discounted as they were respectively considered unsustainable and would necessitate harmful alterations to the heritage assets to enable them to function properly. The principle of introducing a residential development is therefore considered acceptable in accordance with policy SD41 of the submitted SDNPA Local Plan, policy RE14 of the Chichester Local Plan 1999 and the NPPF.

### Affordable Housing and Housing Mix

- 8.2 As the site is located outside of any settlement boundary the starting position is that the proposed residential conversions should be 100% affordable. However, there is clearly a significant conservation deficit and the applicant has supplied a viability report detailing the known costs of the works required. The proposal therefore includes 1 x one-bed affordable dwelling that will be for affordable rent at up to 80% of market rate. This negotiated position is considered appropriate in this instance as the applicant has elected not to pursue a viability position to seek to provide no affordable housing in recognition of the urgency to safeguard the condition of the listed barn. This is considered in accordance with the spirit of policy SD28 and the NPPF.
- 8.3 In further recognition of the negotiated position the proposal includes one exception to the standard cascade (i.e. who is eligible to occupy the affordable unit) insofar as the first cascade would prioritise someone who works on the Barlavington Estate and this person would not have to be on the Housing Register. The 80% of market rate provisions would still apply.
- 8.4 With regard to housing mix the proposal will provide 3 x 1-bed, 1 x 2-bed and 1 x 3-bed dwellings. This is considered in accordance with policy SD27 of the submitted SDNPA Local Plan which seeks to increase the stock of 2 and 3-bed dwellings across the National Park and the NPPF.

### Heritage

- 8.5 The proposal includes significant heritage interest both with regard to the conversion of the Grade II listed barn and the setting of the Grade I listed church. As stated above the optimal viable use, from a heritage perspective, is for the conversion of the barn complex to a residential use to best secure the long term maintenance and safeguarding of the heritage assets. In reaching this conclusion other uses were discounted as they would not be in the best interests of the heritage asset. For example, a community use or a storage use would be unlikely to generate sufficient income to both convert and maintain the heritage assets to a high standard. Conversely, whilst viable, a commercial use, such as an office use, would lead to pressure for additional openings to provide sufficient natural light to workspaces and mechanical ventilation to make all of the building usable all year round which would be harmful to the character and special interest heritage asset.

- 8.6 Whilst the collective result of the works proposed is one which does not result in harm to the special historic interest or setting of the listed buildings there are elements, such as the introduction of several windows on the southern elevation of the listed barn, which are harmful in isolation. Where this harm would occur it is considered less than substantial and is outweighed by the public benefit of safeguarding the heritage assets. With regard to the Grade I listed church it is considered that the proposal would have a negligible impact upon its setting and special historic interest and the proposed uses would not harm its cultural heritage.
- 8.7 Whilst this assessment can be made, in principle, from the information provided a number of planning conditions are also proposed to secure an appropriately sensitive finish. The proposal is therefore considered to be in accordance with policies SD12 and SD13 of the submitted SDNPA Local Plan, policy BE4 of the Chichester District Local Plan 1999 and the NPPF.

#### Design, Layout and Landscape Character

- 8.8 The application site constitutes a sensitive location where the proposed development must simultaneously have regard to, and respect for:
- The historic fabric of the grade II listed barn that is proposed to be converted;
  - The historic yard environment that contributes to the setting of both the listed barn complex and the adjacent grade I listed church;
  - The experience of users of the public footpath through the site; and
  - The sites location within the designated landscape character of the National Park.
- 8.9 The conversion of the barns are considered to constitute historically appropriate designs that deliver functional dwellings but minimise the domestication of the barns. The insertion of new rooflights and external flues are kept to a minimum – for example only one on the listed barn – whilst all interventions to create windows and doors on the elevations follow the established rhythm of the structure of the barns and represent simple intrusions that do not detract from the prominence of the respective barns existing structures. Only one of the barns would be the subject of a modest extension and this is considered acceptable especially when weighed against the fact that the modest extension facilitates an affordable dwelling. The proposal is therefore considered to be in accordance with policies SD5, SD12 and SD13 of the submitted SDNPA Local Plan, policies BE4 and RE14 of the Chichester District Local Plan 1999 and the NPPF.
- 8.10 The yard area that the barns encompass contributes significantly to the quality of the historic environment and the proposal seeks to enhance this by removing the later segregations to this space – which are no longer required for agriculture – and returning it to a simple uncluttered space with only a natural pond as a feature (which the site naturally drains to and would only be full in times of heavy rainfall). Planning conditions are proposed to ensure that no domestic paraphernalia is introduced to the yard area and it is not delineated for parking but rather that informal parking occurs as is the current case. This would represent an enhancement to the historic environment both with regard to the setting of the barn complex and the adjacent grade I listed church. The proposal is therefore considered to be in accordance with policies SD4 and SD12 of the submitted SDNPA Local Plan, policy BE4 of the Chichester District Local Plan 1999 and the NPPF.
- 8.11 With regard to the impact upon wider landscape character the roof forms of the barns would be largely unchanged and, via securing sensitive low-key boundary treatments and controlling the level of external lighting, wider views into the site will be largely unaltered. Furthermore, the proposal would respect the existing Public Right of Way that runs through the site not impeding its route and ensuring that appropriate materials and boundary treatments face the route to safeguard the experience of users. This is in accordance with policy SD4 of the submitted SDNPA Local Plan, policy R4 of the Chichester District Local Plan 1999 and the NPPF.
- 8.12 It is not considered that the volume of traffic that will be generated by the proposal would

significantly impact upon the character of the access lane. The proposal is therefore, in this regard, in accordance with policy SD21 of the submitted SDNPA Local Plan and the NPPF.

#### Access

- 8.13 The proposal will utilise the existing access without modification and this is considered acceptable with regard to highway safety whilst adequate parking is provided. The proposal is therefore in accordance with policy SD28 of the submitted SDNPA Local Plan, policy TR6 of the Chichester District Local Plan 1999 and the NPPF.

#### Miscellaneous

- 8.14 A number of planning conditions proposed require information prior to the start of works relating to that particular condition, whether it be samples of materials or details of roofing insulation. It is noteworthy, however, that this approach on a number of conditions specifically allows works to commence to the roof of the Grade II listed barn in advance of details being received and agreed. This approach is considered necessary to enable works to commence without delay to the roof of the Grade II listed barn as it has recently suffered a failure, resulting in a number of slipped tiles, that would benefit from being resolved as soon as possible.
- 8.15 With regard to biodiversity impact surveys have been undertaken and have revealed the presence of bats. Whilst it is customary to fully detail the mitigation measures that are required prior to granting permission it is considered appropriate in this instance, because the siting of the appropriate measures cannot be determined until works have commenced and more is understood about the condition of the building, to secure the mitigation measures by condition. This is considered in accordance with policy SD9 of the SDNPA local Plan, policy RE8 of the Chichester District Local Plan 1999 and the NPPF.
- 8.16 The change of use from an agricultural use to a residential use will introduce, with regard to potential contamination, a vulnerable use. Accordingly, a planning condition is proposed to secure an appropriate investigation of the site and resultant mitigation if necessary. The proposal is therefore considered in accordance with policy SD55 of the submitted SDNPA Local Plan and the NPPF.
- 8.17 The site has a high potential for archaeological interest. Accordingly, a planning condition is proposed to secure a Written Scheme of Archaeological Interest in accordance with policy SD16 of the SDNPA Local Plan and the NPPF.
- 8.18 The applicant has committed to including sustainability measures within the development. However, to enable the appropriate solutions to be included, which will be best determined upon more detailed inspection of the buildings once works have commenced, this is secured via planning condition. This is considered in accordance with Policy SD51 of the submitted SDNPA Local Plan and the NPPF.

### **9. Conclusion**

- 9.1 Given the above it is considered that the proposal is in accordance with the Development Plan and there are no material considerations to otherwise indicate that permission should not be granted. It is therefore recommended that both planning permission and listed building consent are granted.

### **10. Reason for Recommendation and Conditions**

- 10.1 That planning permission be granted for SDNP/17/02862/FUL:

1. Subject to a legal agreement to secure one Estate Worker/affordable dwelling; and
2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed or sufficient progress made within 3 months of the Planning Committee meeting.

and the following 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 plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. No external lighting shall be installed until its details have been submitted to and approved, in writing, by the South Downs National Park Authority. The details approved shall be implemented and maintained as such.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church, the landscape character of the National Park and the dark skies of the National Park in accordance with policies 4, 5, 8, 12 and 13 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

4. All new electricity and telephone lines shall be laid underground unless otherwise agreed, in writing, by the South Downs National Park Authority.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

5. Prior to their installation details of the boundary treatments shall be submitted to and agreed, in writing, by the Local Planning Authority. The works shall be undertaken and maintained in accordance with the agreed details.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

6. Prior to works commencing on the communal courtyard and the surrounding hardstanding (as defined on approved plan no. 354/07 Rev E) details of the levels proposed, the finished surfacing materials and any demarcation of the pond area shall be submitted to and agreed, in writing, by the Local Planning Authority. The works shall be undertaken and maintained in accordance with the agreed details.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

7. Prior to the occupation of the dwellings, hereby approved, details of soft landscaping works (to include schedules of planting, maintenance details for at least five years and a timetable for implementation) shall have been submitted to and approved, in writing, by the Local Planning Authority. The works shall be undertaken in accordance with the agreed details.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, policy BE14 of the Chichester District Local Plan 1999, the NPPF and the first statutory purpose of the National Park.

8. The communal courtyard and the surrounding hardstanding (as defined on approved plan no. 354/07 Rev E) shall be kept clear from any domestic paraphernalia or any means of enclosure at all times.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, policy BE4 of the

Chichester District Local Plan 1999, the NPPF and the first statutory purpose of the National Park.

9. The communal courtyard and the surrounding hardstanding (as defined on approved plan no. 354/07 Rev E) shall not be delineated.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, policy BE4 of the Chichester District Local Plan 1999, the NPPF and the first statutory purpose of the National Park.

10. No construction compound shall be erected without its form and location first being agreed, in writing, by the Local Planning Authority. The works shall be undertaken in accordance with the agreed details.

Reason: To safeguard the setting of the Grade II listed barn, the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

11. With the exception of works to the roof of The Barn (as defined on approved plan no. 354/07 Rev E) no development shall proceed until a Written Scheme of Archaeological Investigation and the timing of the post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Policy SD16 of the Submitted SDNPA Local Plan and the NPPF.

12. The development, hereby permitted, shall be undertaken in accordance with the mitigation and enhancement recommendations (with the exception of bats) of the submitted Arbeco Updated Bat Survey dated 8 August 2018.

Reason: To safeguard protected species on the site and provide ecological enhancements in accordance with Policy SD9 of the submitted SDNPA Local Plan, policy RE8 of the Chichester District Local Plan 1999 and the NPPF.

13. Prior to any works to the bat roosts identified in the Arbeco Updated Bat Survey dated 8 August 2018 details of mitigation measures and the timetable for their implementation shall be submitted to and agreed, in writing, by the Local Planning Authority.

Reason: To safeguard protected species on the site and provide ecological enhancements in accordance with Policy SD9 of the submitted SDNPA Local Plan, policy RE8 of the Chichester District Local Plan 1999 and the NPPF.

14. With the exception of works to the roof of The Barn (as defined on approved plan no. 354/07 Rev E) no works shall proceed until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved, in writing, by the Local Planning Authority:

- i. A preliminary risk assessment identifying:
- ii. All previous uses;
- iii. Potential contaminants associated with those uses;
- iv. A conceptual model of the site indicating sources, pathways and receptors;
- v. Potentially unacceptable risks arising from contamination at the site;
- vi. 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; and

- vii. 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. The remediation measures shall be implemented as agreed.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy SD55 of the emerging SDNPA Local Plan and the NPPF.

15. Prior to the first occupation of the dwellings, hereby permitted, a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in condition 14 (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy SD55 of the emerging SDNPA Local Plan and the NPPF.

16. If during the development, hereby permitted, contamination not previously identified is found to be present at the site then works shall cease (unless otherwise agreed, in writing, by the Local Planning Authority) shall be carried out until a scheme for the mitigation of the contamination has been submitted to and approved, in writing, by the Local Planning Authority. The mitigation shall be undertaken in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy SD55 of the submitted SDNPA Local Plan and the NPPF.

17. The respective dwellings, hereby permitted, shall not be first occupied until a schedule of measures to minimise energy consumption and maximise renewable energy generation for that dwelling has been submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented as approved.

Reason: To ensure the development contributes to the management of the effects of climate change in accordance with policy SD51 of the submitted SDNPA Local Plan and the NPPF.

- 10.2 That listed building consent be granted for SDNP/17/02863/LIS subject to the following conditions:

1. The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. Prior to the use of any new external materials in the development, hereby permitted, they shall be submitted as samples and agreed, in writing, by the Local Planning Authority. The materials shall be implemented in accordance with the agreed details.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, policy BE4 of the Chichester District Local Plan 1999, the NPPF and the first statutory purpose of the National Park.

4. Prior to the introduction of any new flooring within the dwellings, hereby permitted, samples of the materials to be used for the flooring shall be submitted to and agreed, in writing, by the Local Planning Authority. The new flooring shall be implemented in

accordance with the agreed details.

Reason: To safeguard the special historic interest of the development in accordance with policy SD13 of the submitted SDNPA Local Plan, policy BE4 of the Chichester District Local Plan 1999, the NPPF and the first statutory purpose of the National Park.

5. Prior to its construction, details of the proposed stepped entrance to The Barn (as referred to on approved plan no. 354/07 Rev E) shall be submitted to and agreed, in writing, by the Local Planning Authority. The stepped entrance shall be implemented in accordance with the agreed details.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, policy BE4 of the Chichester District Local Plan 1999, the NPPF and the first statutory purpose of the National Park.

6. Prior to the installation of any guttering, details of the guttering and samples of the materials to be used (which shall be cast metal) shall be submitted to and agreed, in writing, by the Local Planning Authority. The guttering shall be implemented in accordance with the agreed details.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, policy BE4 of the Chichester District Local Plan 1999, the NPPF and the first statutory purpose of the National Park.

7. With the exception of immediate safeguarding works to the roof of The Barn (as referred to on approved plan no. 354/07 Rev E) prior to any works to the roofs of the respective structures comprising the development, hereby permitted, a detailed methodology of the works to be undertaken (including reference to any materials agreed in condition 3) and the insulation to be utilised, shall be submitted to and agreed, in writing, by the Local Planning Authority. The works shall be undertaken in accordance with the agreed details.

Reason: To enable immediate safeguarding works to the roof of The Barn and to safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, policy BE4 of the Chichester District Local Plan 1999, the NPPF and the first statutory purpose of the National Park.

8. Prior to the removal of any of the timbers forming the respective frames of the structures comprising the development, hereby permitted, a plan identifying which timbers will be retained and which will be removed shall be submitted to and agreed in writing, by the Local Planning Authority. The works shall be undertaken in accordance with the agreed details.

Reason: To safeguard the special historic interest of the development in accordance with policy SD13 of the submitted SDNPA Local Plan, policy BE4 of the Chichester District Local Plan 1999, the NPPF and the first statutory purpose of the National Park.

9. Prior to the installation of any new windows or doors their details, including sample materials, shall be submitted to and agreed, in writing, by the Local Planning Authority. The works shall be undertaken in accordance with the agreed details.

Reason: To safeguard the special historic interest of the development, the setting of the Grade I listed Church and the landscape character of the National Park in accordance with policies 4, 5, 12 and 13 of the submitted SDNPA Local Plan, policy BE4 of the Chichester District Local Plan 1999, the NPPF and the first statutory purpose of the National Park.

## **11. Crime and Disorder Implication**

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 a SDNPA Development Management Officer and meetings to discuss the proposals.

### **TIM SLANEY**

#### **Director of Planning**

#### **South Downs National Park Authority**

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Appendices 1. Site Location Map

SDNPA Legal Services, Development Manager.

Consultees

Background Documents All planning application plans, supporting documents, consultation and third party responses

<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=OQWX3STUJG600&activeTab=summary> (SDNP/17/02862/FUL)

<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=OQWX3UTUJG700&activeTab=summary> (SDNP/17/02863/LIS)

National Planning Policy Framework (2018)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

South Downs National Park Partnership Management Plan 2013

<https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/>

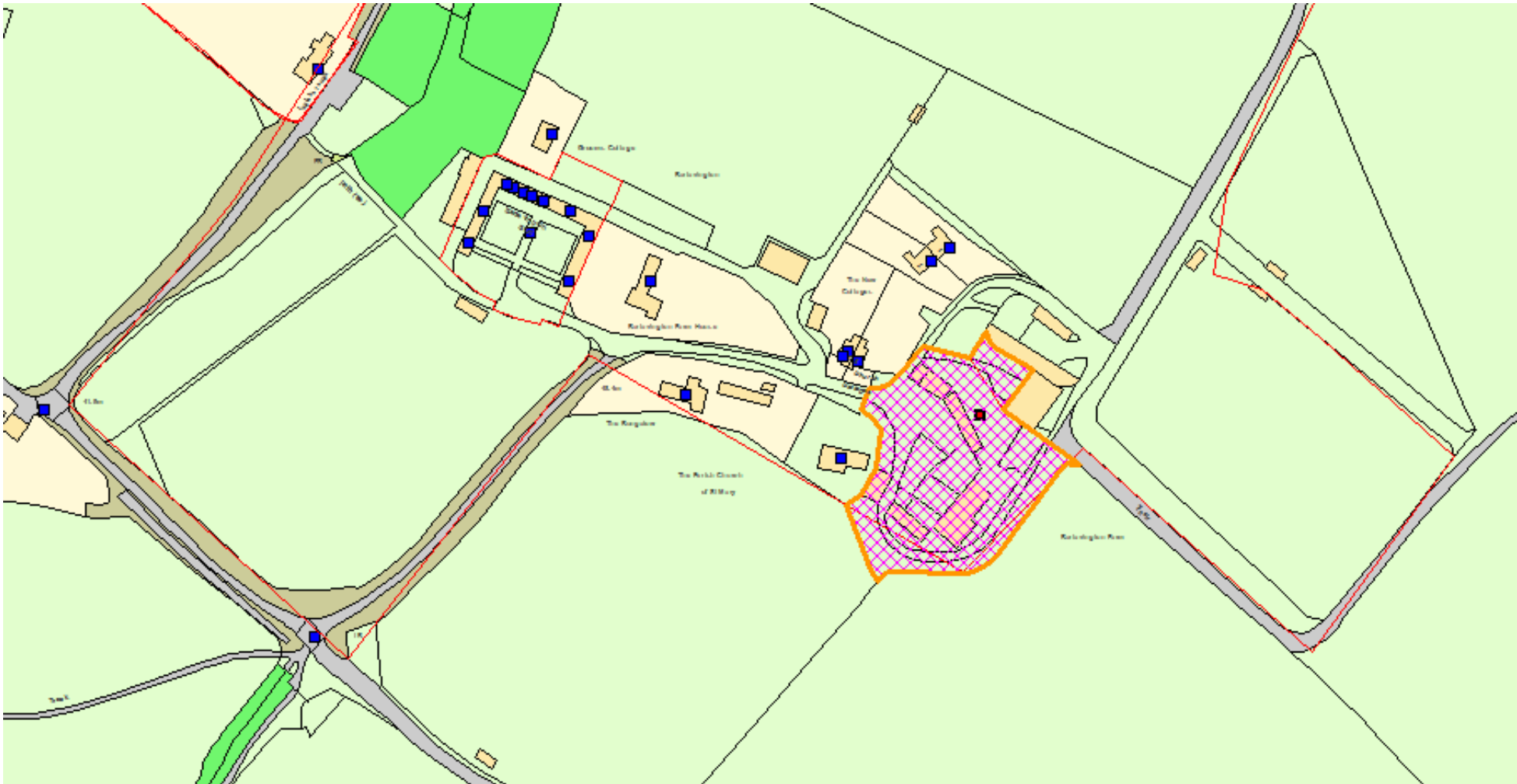
South Downs National Park Local Plan – Submission Version 2018

<https://www.southdowns.gov.uk/planning/national-park-local-plan/>

Chichester District Local Plan 1999

<http://www.chichester.gov.uk/localplan1999>

Site Location Map



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