

Report to	Planning Committee
Date	14 March 2019
By	Director of Planning
Local Authority	Chichester District Council
Application Number	SDNP/18/05744/FUL
Applicant	The Monument Trust / The Woolbeding Charity
Application	Erection of a bespoke Glasshouse and the creation of a new formal garden, along with the removal of the existing tennis court and Orchid House
Address	Woolbeding Gardens, Woolbeding Lane, Woolbeding, GU29 9RR

Recommendation for SDNP/18/05744/FUL:

That planning permission be granted subject to the conditions set out at section 10.1 of this report

Executive Summary

The proposal would introduce a glasshouse with a contemporary signature design to complement the existing public offering at the National Trust operated Woolbeding Gardens. Sited within a parkland setting the design of the glasshouse would appropriately reflect the setting of a stand-alone parkland structure representing a feature characteristic of Estates/Country Houses which often continue the personalisation of their house and gardens through appropriate interventions within their landscape.

The proposal would result in less than substantial harm to the setting of the adjacent grade I listed All Hallows Church and it is considered that any harm is outweighed by the high quality of design and public benefits of the proposal, namely the public access to the proposal that is secured via condition. There would be an acceptable impact upon the amenity of neighbouring properties whilst matters relating to noise reduction, protecting dark night skies, high quality materials, landscaping and decommissioning are proposed to be secured via condition.

The planning application is therefore recommended for approval subject to the conditions listed at section 10.1 of this report. The application is put forward for committee consideration due to the planning issues which it raises.

I. Site Description

I.1 The application site constitutes a parcel of land located immediately adjacent to the 2000 acre Woolbeding House and Gardens site within the village of Woolbeding to the west of Midhurst. The land is currently in use for visitors to traverse in connection with the National Trust Gardens associated with Woolbeding House. This includes a large cluster of buildings, structures and walled gardens immediately to the north of where the proposal would be located.

I.2 Woolbeding Lane is located, beyond a vegetative boundary, to the west of the application

site whilst to the south and east is open land that falls to the east before the valley rises again. Residential properties are located to the far south of the application site and to the far north-east both including and beyond Woolbeding House itself.

- 1.3 The application site is immediately adjacent to the Grade I listed All Hallows Church whilst the Grade I listed Woolbeding House, the Grade II stables to the north-west of Woolbeding House and the Grade II listed Kitchen Garden Walls are also within close proximity. The site also lies within the Woolbeding Conservation Area.
- 1.4 There is a public right of way approximately 400m to the east of the application site which runs on a north-south orientation.

2. Relevant Planning History

- 2.1 10/02341/FUL; Construction of new water sculpture at Woolbeding House, Midhurst, West Sussex in connection with the proposed opening of Woolbeding Garden to the public; Approved 24.09.2010
- 2.2 10/03836/LBC; Construction of new feature garden in courtyard area at Woolbeding House, in connection with the proposed opening of Woolbeding Gardens to the public; Approved 24.09.2010
- 2.3 10/02398/FUL; Construction of a new feature garden in courtyard area at Woolbeding House; Approved 15.07.2010
- 2.4 10/01111/FUL; Change of use of garden and grounds to allow access by fee paying public. Change of use of farm office to general estate management office (with retention of existing store/workshop) and of existing storage barn for use as visitor entrance. Re-siting of existing access gates; Approved 07.06.2010
- 2.5 10/00052/LBC; Alterations to service yard building within curtilage of Woolbeding House to facilitate use of entrance and reception for Woolbeding House gardens; Approved 05.03.2010
- 2.6 Applications to undertake works to trees at Woolbeding Gardens were also approved in 2018 (SDNP/18/02897/TCA) and 2016 (SDNP/16/05542/TCA).

3. Proposal

- 3.1 The proposal is to erect a glasshouse both as a piece of public art and as a visitor attraction as part of the wider Woolbeding Gardens. The key elements of the proposal are:
- The demolition of the Orchard House, an ancillary structure that is part of Woolbeding Gardens, adjacent tennis court and associated fencing;
 - The erection of a glasshouse that would be:
 - 19.4m wide at its widest, 15.3m wide at its base and 15.6m high;
 - Have an external finish comprising of aluminium façade profiles (a metallic bronze finish), a steel frame (of a dark finish) and clear glazing; and
 - Lighting (on 6 lighting stems) at ground floor level within the glasshouse.
 - The introduction of soft planting and a ha-ha wall, with a crossing place, to separate the glasshouse from Woolbeding Gardens and the associated transitional planting;
 - Additional hedgerow planting along Woolbeding lane to strengthen the existing hedgerow;
 - The introduction of reinforced grass planting (through the insertion of a gravel filled grid with a grass finish) to facilitate emergency access through an existing gate on Woolbeding Lane to the south-west of the proposed glasshouse;
 - The introduction of a pathway through the transitional planting area to lead visitors through the planting to the glasshouse;
 - The erection of a plantroom structure (10m wide, 5.8m deep and 5m high) with tiled roof and timber cladding, on the site of the existing Orchard House to support the operation of the glasshouse; and
 - The installation of an underground ground source heat loop.
- 3.2 The applicants undertook extensive public consultation as part of their pre-application

approach including appearing at the South Downs National Park Authority (SDNPA) Design Review Panel.

4. Consultations

4.1 **Dark Night Skies Officer:** No objection subject to conditions

4.2 **Landscape Officer:** No objection subject to conditions

- It is characteristic of Estates/Country Houses such as Woolbeding to continue the personalisation of the House and Garden through interventions within their landscape;
- The glasshouse, due to its appropriate isolation, would read like other interventions and celebrates its design. This is typical of the parkland character;
- The garden reads as another garden 'room' housing a plant collection; and
- Whether the visual impact is perceived as negative, positive or neutral is highly subjective and dependent upon the viewer.

4.3 **Historic Buildings Officer:** No objection

- Less than substantial impact on the setting of the Grade I listed All Hallows Church.

4.4 **Historic England:** No comment

4.5 **Woolbeding with Redford Parish Council:** Support

5. Representations

5.1 **1 representation in objection:**

- Impact of the plant house and generator upon tranquillity and the amenity of neighbouring properties.

5.2 **2 representations in support:**

- Would enhance the landscape character of the National Park and the offer at Woolbeding Gardens; and
- The plant equipment should be subject to noise insulation.

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. Para 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, where appropriate, securing its optimum viable use”.

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, 4, 9, 10, 28, 29, 32, 41, 43 and 45.
- 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
- BE3: Archaeology
- BE4: Buildings of Architectural or Historic Merit
- BE6: Conservation Areas
- BE14: Wildlife Habitat, Trees, Hedges and Other Landscape Features
- BE16: Energy Conservation

The South Downs National Park Local Plan Submission (2018)

- 7.2 The Pre-Submission version of the South Downs Local Plan (SDLP) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26th September to 21st 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. The Local Plan process is in its final stage before adoption with consultation on relatively minor Main Modifications started on 1st February 2019. Based on the very advanced stage of the examination the draft policies of the South Downs Local Plan can be afforded significant weight.

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD6: Safeguarding Views
- SD7: Relative Tranquillity
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD12: Historic Environment
- SD13: Listed Buildings
- SD15: Conservation Areas
- SD16: Archaeology
- SD19: Transport and Accessibility
- SD21: Public Realm, Highway Design and Public Art
- SD22: Parking provision
- SD23: Sustainable Tourism
- SD51: Renewable Energy

8. Planning Assessment

Principle of development

- 8.1 The proposal would introduce a structure that would operate both as a piece of public art and as a visitor attraction as part of the wider offering at Woolbeding Gardens which is operated by the National Trust. Policy SD1 of the submitted SDNPA Local Plan, Sustainable Development, does not support proposals which fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park except in exceptional circumstances where other identified benefits outweigh the identified harm. Policy SD23, Sustainable Tourism, supports the enhancement of existing visitor attractions whilst Policy SD21 states that “appropriately designed and located public art will be supported ... new public art should be site specific, reflecting and respecting the site and its context”.
- 8.2 It is therefore considered that, subject to the considerations below, the proposal is acceptable in principle as it would both introduce public art and enhance a well-established visitor attraction in accordance with policies SD1, SD21 and SD23 of the submitted SDNPA Local Plan and the second purpose of the SDNPA “to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public”.
- 8.3 To ensure that the proposal is not isolated from the public offering at Woolbeding Gardens planning conditions are proposed to ensure that the glasshouse can only operate ancillary to the operation of the wider site as a visitor attraction and that it must be made available at appropriate times to the wider public.

Design and landscape character

- 8.4 Whilst the applicants have sought to base the proposals around the narrative of the historic Spice Trail across Europe this is a somewhat tenuous link to the South Downs National Park and does not appear particularly rooted in the history of Woolbeding House (with the exception that there have been glasshouses present on site previously). However, the result of the glasshouse appearing as an appropriate stand-alone structure within the parkland setting would still be the same and the rationale of adding an additional structure into the parkland setting, in the same way as other follies have been introduced at Woolbeding Gardens, is a strong concept that is considered to meet the test set within policy SD21 of public art being “site specific, reflecting and respecting the site and its context”.
- 8.5 The design of the proposed glasshouse is therefore rooted in a logical progression of advancing stand-alone structures within a parkland setting. Therefore, whilst the proposed design would clearly draw personal opinion it is considered to be of an acceptable design and scale as it clearly responds to its context taking account of the higher structures and trees within its proximity to be simultaneously a statement but not one which is overly dominant. It is, however, considered appropriate to secure details of the external materials to ensure that the high quality approach of the proposal that is required for it to be successful is achieved.
- 8.6 The proposed glasshouse is supported by the introduction of soft landscaping, including a visitor pathway, which would enhance the experience of visitors as they approach the glasshouse. The extension of this structured planting into the existing open field is considered acceptable as it would support the siting of the glasshouse ensuring that whilst it is predominantly an isolated structure within the parkland setting it is still visually connected to Woolbeding Gardens. Therefore, subject to a condition to secure the details of the soft landscaping and the recommendations of the Species Rich Management Plan, it is considered that the proposed soft landscaping scheme would enhance the landscape character of the site.
- 8.7 The design of the plant room would be a simple structure that does not seek to overpower the existing walls fronting Woolbeding Lane and would not therefore be dominant within the street scene from either Woolbeding Lane or when viewed from within Woolbeding Gardens.
- 8.8 The existing trees to the immediate north of the proposed glasshouse that are veteran trees or category A or category B trees would be unaffected. As a number of these trees are

taller than the proposed glasshouse this will ensure that the proposed glasshouse is not overtly dominant from wider distance views, particularly from the public right of way to the east.

- 8.9 The proposed reinforced grass to facilitate emergency access to the proposed glasshouse is considered acceptable as it would only constitute a modest section of grassland that utilises the existing access from Woolbeding Lane and is located away from the Grade I listed All Hallows Church. A condition is proposed to ensure that the reinforced grassland is introduced in accordance with the detailed methodology set out in the submitted Design and Access Statement.
- 8.10 A ground source heat loop is proposed to be installed underground to the south of the glasshouse to support its sustainable use of energy for its operation. This is considered acceptable and a commendable use of natural energy which will not be visible within the landscape once installed.
- 8.11 The proposal includes lighting at ground floor level within the glasshouse but there would not be any within the associated landscaping. Technical details of the proposed lighting have been submitted including principles of their usage including a proposed curfew of 9pm. The submitted details are considered acceptable to mitigate any landscape character and dark skies impacts and are therefore proposed to be secured via condition.
- 8.12 The proposed plant room would, according to the submitted noise assessment, “have an adverse impact”. Therefore, in order to safeguard against an unacceptable impact upon tranquillity noise mitigation measures are proposed to be secured via condition.
- 8.13 As the proposed structure is of an intricate design and its longevity is unknown it is considered appropriate that a decommissioning plan to secure the glasshouses removal and land reinstatement in the event it is not utilised for a period of 24 months is secured via condition.
- 8.14 The proposal is therefore considered to be of an acceptable design and siting that would enhance the landscape character of the National Park in accordance with policies SD4, SD5, SD8 and SD21 of the submitted SDNPA Local Plan and the first purpose of the National Park.

Access

- 8.15 The proposal would be accessed via the existing arrangements in place for visitors to Woolbeding Gardens. This restricts those arriving to Woolbeding Gardens by private motor vehicle to only those with mobility issues with alternative arrangements in place for other visitors to be collected from Midhurst and brought to the site collectively. This arrangement was put into place when permission was granted in 2011 for the use of the site as a visitor attraction in order to protect the character of the area and the setting of the designated heritage assets by discouraging visitors from parking on Woolbeding Lane.
- 8.16 Whilst the proposal alone would not generate a 10% uplift in traffic utilising Woolbeding Lane given that the proposal is part of the wider offering at Woolbeding it is considered appropriate that the same arrangements are secured via condition for the proposed development. This is in accordance with policies SD19, SD21 and SD22 of the submitted SDNPA Local Plan.

Heritage

- 8.17 The proposal is located within the wider setting of a number of designated heritage assets, within the Woolbeding Conservation Area and within close proximity to the Grade I listed All Hallows Church. Whilst the relationship between the proposed glasshouse and the majority of the designated heritage assets is considered acceptable the relationship with All Hallows Church is considered to result in less than substantial harm to the setting of the Church both with regard to its visual relationship and the experience of those approaching and using the church.
- 8.18 However, the proposed glass house does have public benefits with regard to being available to users of the National Park. Whilst the weight given to these benefits is tempered by the

necessity of having to pay to access the National Trust Gardens and the current offering of access only being for two days a week only part of the year (April-September) this is still considered a significant public benefit. Therefore, as these benefits are proposed to be secured via condition it is considered that the public benefits of the glasshouse outweighs the less than substantial harm which it is considered to generate.

- 8.19 The removal of the Orchard House and the introduction of the landscaping and ha-ha associated with the proposal are considered to have an acceptable impact upon the designated heritage assets.
- 8.20 The proposal is therefore considered to be in accordance with policies SD12, SD13 and SD15 of the submitted SDNPA Local Plan and the NPPF (with particular regard to para 196).

Impact upon amenity of neighbouring occupiers

- 8.21 The closest residential property is Woolbeding House with others being located to the far south and far north. Whilst these dwellings are all located some distance from the proposal and associated plant room it is considered appropriate, given the conclusions of the submitted noise assessment that there may be some impact, to secure a scheme of noise mitigation measures via condition to ensure an acceptable impact upon the amenity of the occupiers of these nearby dwellings. This is considered in accordance with policy SD5 of the submitted SDNPA Local Plan.

Miscellaneous

- 8.22 The submitted arboricultural appraisal confirms that no veteran, category A or category B trees would be impacted by the proposals. The mitigation measures set out within the arboricultural appraisal are proposed to be secured via condition. The proposal is therefore considered to be in accordance with policy SD11 of the submitted SDNPA Local Plan.
- 8.23 The existing grassland is of low ecological value whilst the submitted ecological appraisal does not identify a reasonable likelihood of any protected species habituating within any of the impacted structures. The enhancements proposed by the submitted ecological appraisal are proposed to be secured via condition. The proposal is therefore considered to be in accordance with policy SD9 of the submitted SDNPA Local Plan.

9. Conclusion

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

10. Reason for Recommendation and Conditions

- 10.1 It is recommended to grant planning permission subject to 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" unless otherwise agreed, in writing, by the Local Planning Authority.

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

3. The development, hereby permitted, shall only be used ancillary to the use of the land in connection with Woolbeding Gardens as previously approved by planning application 10/01111/FUL.

Reason: To ensure that the development is only utilised ancillary to the existing use of the land in connection with the operation of Woolbeding Gardens as a visitor attraction in accordance with policy SD21 of the submitted SDNPA Local Plan and the NPPF.

4. If the glasshouse, hereby permitted, is not utilised for a period of 24 months, it shall be removed from the site by no later than a further 12 months (i.e. no later than 36 months after the first lack of use) in accordance with a land restoration plan that has been submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.

Reason: To safeguard the landscape character of the site, the setting of the adjacent Grade I listed All Hallows Church and the Woolbeding Conservation Area in accordance with policies SD4, SD5, SD12, SD13 and SD15 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park

5. The development, hereby permitted, shall only be accessed by visitors in accordance with the vehicular arrival restrictions set out in conditions 4 and 5 of planning approval 10/01111/FUL.

Reasons: To safeguard the local highway network, the landscape character of the area and the setting of designated heritage assets in accordance with policies SD4, SD12, SD13, SD15, SD19 and SD22 of the submitted SDNPA Local Plan and the NPPF.

6. The submitted soft landscaping scheme (as detailed on approved plan no. 0351-HX-SS-00-DR-A-SI-004) shall be planted prior to the first use of the glasshouse hereby permitted.

Reason: To safeguard the landscape character of the site, the setting of the adjacent Grade I listed All Hallows Church and the Woolbeding Conservation Area in accordance with policies SD4, SD5, SD12, SD13 and SD15 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

7. The application site shall be managed in accordance with the approved Species Rich Grassland Management strategy (Ref: Woolbeding Gardens 2018).

Reason: To safeguard the landscape character of the site, the setting of the adjacent Grade I listed All Hallows Church and the Woolbeding Conservation Area in accordance with policies SD4, SD5, SD12, SD13 and SD15 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

8. Prior to the commencement of development of the ha-ha wall, hereby permitted, a cross section of the wall shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.

Reason: To safeguard the landscape character of the site, the setting of the adjacent Grade I listed All Hallows Church and the Woolbeding Conservation Area in accordance with policies SD4, SD5, SD12, SD13 and SD15 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

9. Prior to the commencement of development of the glasshouse, hereby permitted, samples of the external materials (including the glazing) to be used shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.

Reason: To safeguard the landscape character of the site, the setting of the adjacent Grade I listed All Hallows Church and the Woolbeding Conservation Area in accordance with policies SD4, SD5, SD12, SD13 and SD15 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

10. Prior to the commencement of development of the plant room, hereby permitted, details of the external materials to be used shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.

Reason: To safeguard the landscape character of the site, the setting of the adjacent Grade I listed All Hallows Church and the Woolbeding Conservation Area in accordance with policies SD4, SD5, SD12, SD13 and SD15 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

11. No development of the glasshouse or plant room shall commence until details of a noise mitigation strategy have been submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.

Reason: To safeguard the landscape character of the site, the amenity of occupiers of the nearby dwellings, the setting of the adjacent Grade I listed All Hallows Church and Woolbeding Conservation Area and the tranquillity of the site in accordance with policies SD4, SD5, SD7, SD12, SD13 and SD15 of the submitted SDNPA Local plan and the NPPF.

12. The external lighting, hereby permitted, shall be installed and operated in accordance with the submitted lighting layout (reference LB_0831_LL_01), luminaire specification (LB_0831_LS_01), the recommendations of the lighting impact report (LB_0831_RP_01) and section 3.07 of the submitted Design and Access Statement. Any new external lighting not referred to within the specification shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.

Reason: To safeguard the landscape character of the site, the amenity of occupiers of the nearby dwellings, the setting of the adjacent Grade I listed All Hallows Church and Woolbeding Conservation Area and the tranquillity of the site in accordance with policies SD4, SD5, SD7, SD12, SD13 and SD15 of the submitted SDNPA Local plan and the NPPF.

13. The grass reinforcement, as shown on approved plan no. 0351-HS-XX-00-DR-A-SI-1004, shall have a seeded grass finish and shall otherwise be in accordance with the details set out at section 6.01 of the submitted Design and Access Statement.

Reason: To safeguard the landscape character of the site, the setting of the adjacent Grade I listed All Hallows Church and the Woolbeding Conservation Area in accordance with policies SD4, SD5, SD12, SD13 and SD15 of the submitted SDNPA Local Plan, the NPPF and the first statutory purpose of the National Park.

14. The development, hereby permitted, shall be undertaken in accordance with the recommendations of the submitted preliminary ecological assessment (The Ecology Co-op dated 14 February 2018).

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

15. The development, hereby permitted, shall be undertaken in accordance with the recommendations of the submitted Arboricultural Implications Report (Ref. SJA air 17324-01 dated October 2018).

Reason: To safeguard the landscape character of the site and the setting of the adjacent Grade listed All Hallows Church and the Woolbeding Conservation Area in accordance with policies SD4, SD11 SD12, SD13 and SD15 of the submitted SDNPA Local Plan, 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

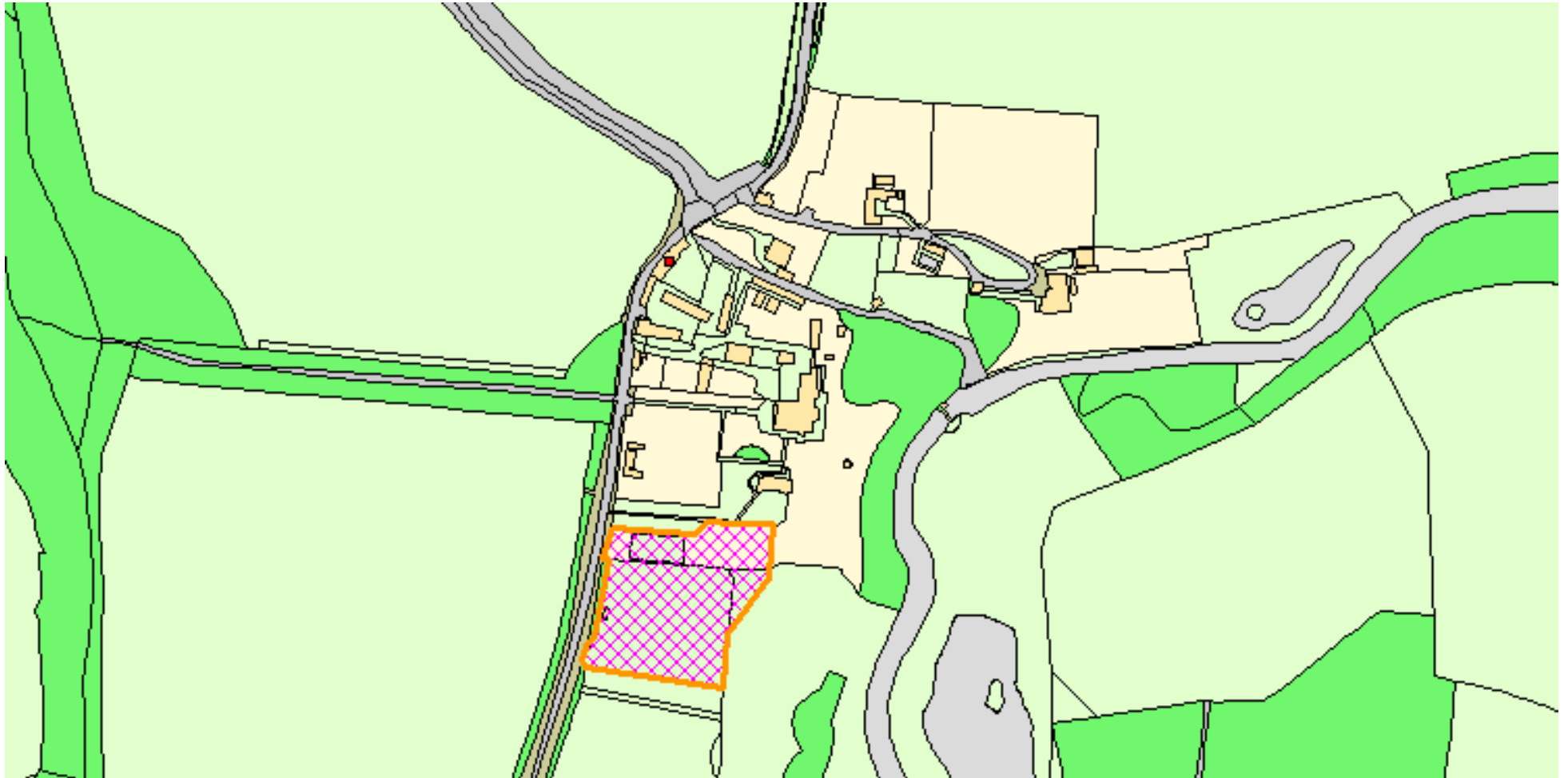
- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

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.

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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/simpleSearchResults.do?action=firstPage>
National Planning Policy Framework
<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>



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