

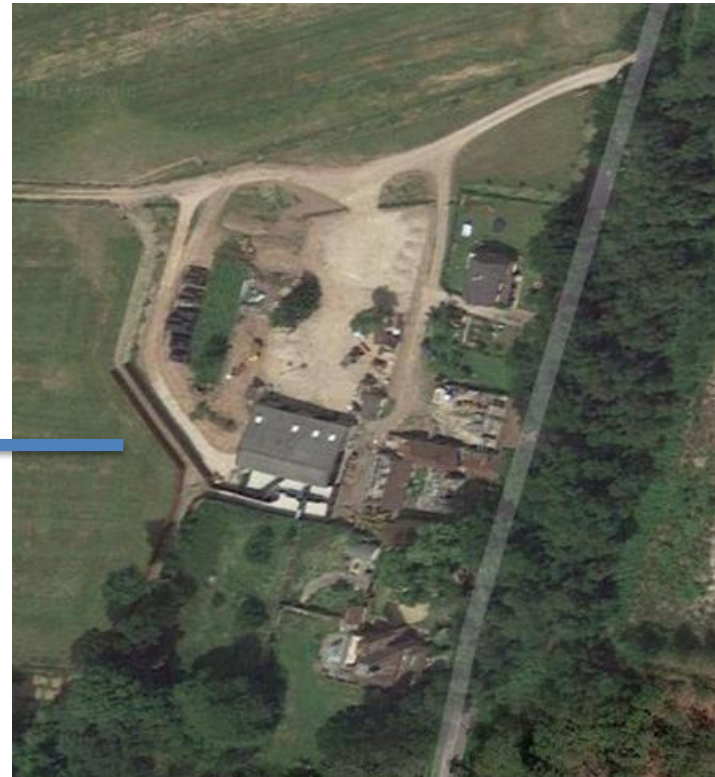
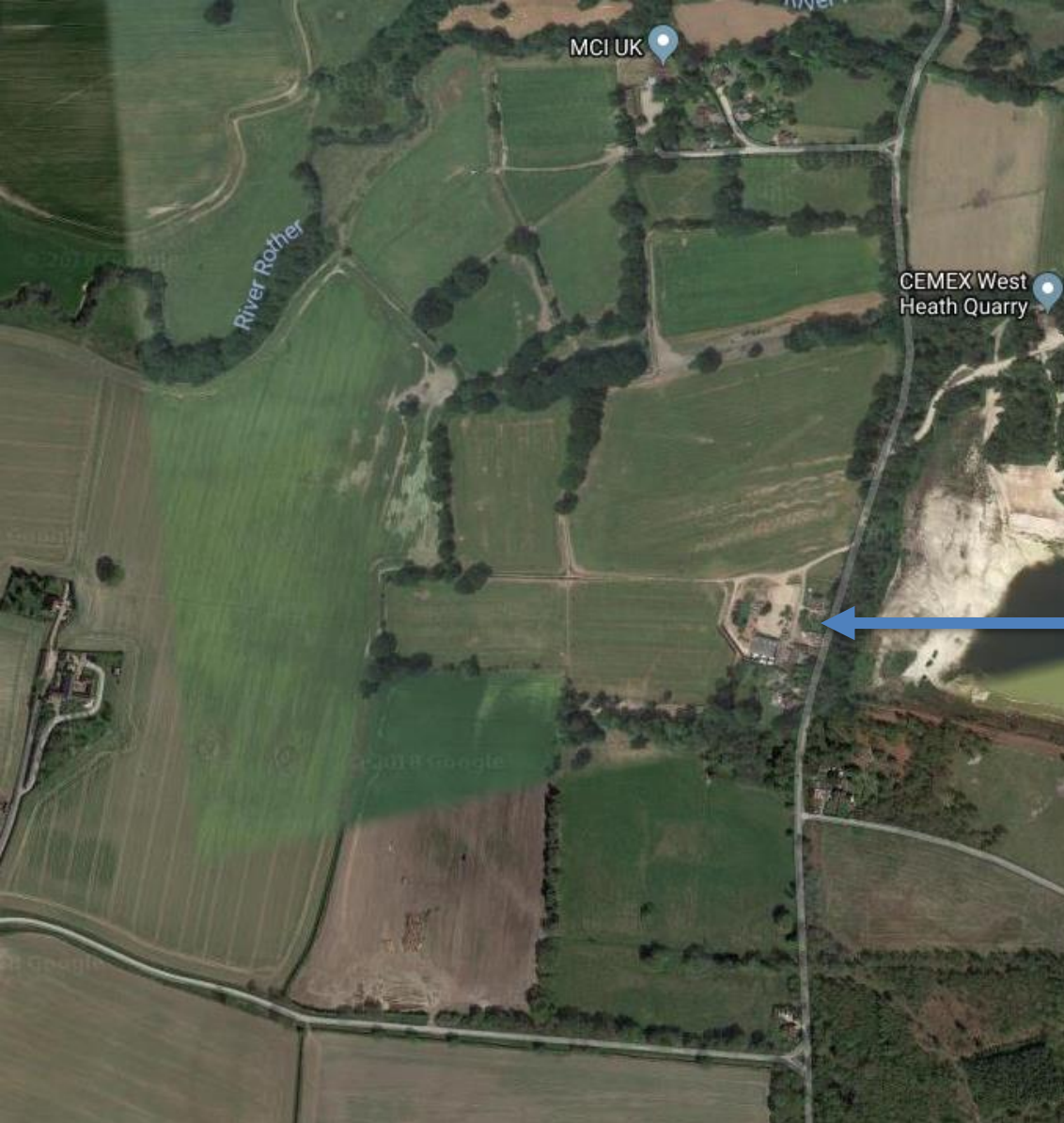
Planning Committee Meeting 14 February 2019

Agenda Item 8

Proposed opening up of existing deer farm to visiting members of the public for recreational and educational purposes, including the provision of picnic / rest areas and an outdoor children's activity / picnic area; alterations, conversion and replacement of existing farm buildings to provide farm shop / butchery, cafe, VWC facilities and associated stores; siting of temporary cafe and toilets (during the construction phase); new building comprising farm business office, education room, farm workshop / store and WC's; and construction of car park, paths and associated landscaping

Sky Park Farm, Durford Lane, West Harting, GU31 5PF













Proposed
toilets

Existing agricultural
workers dwelling

Existing access
retained

Proposed
Farm Office

Proposed
kitchen garden

Proposed
education
centre

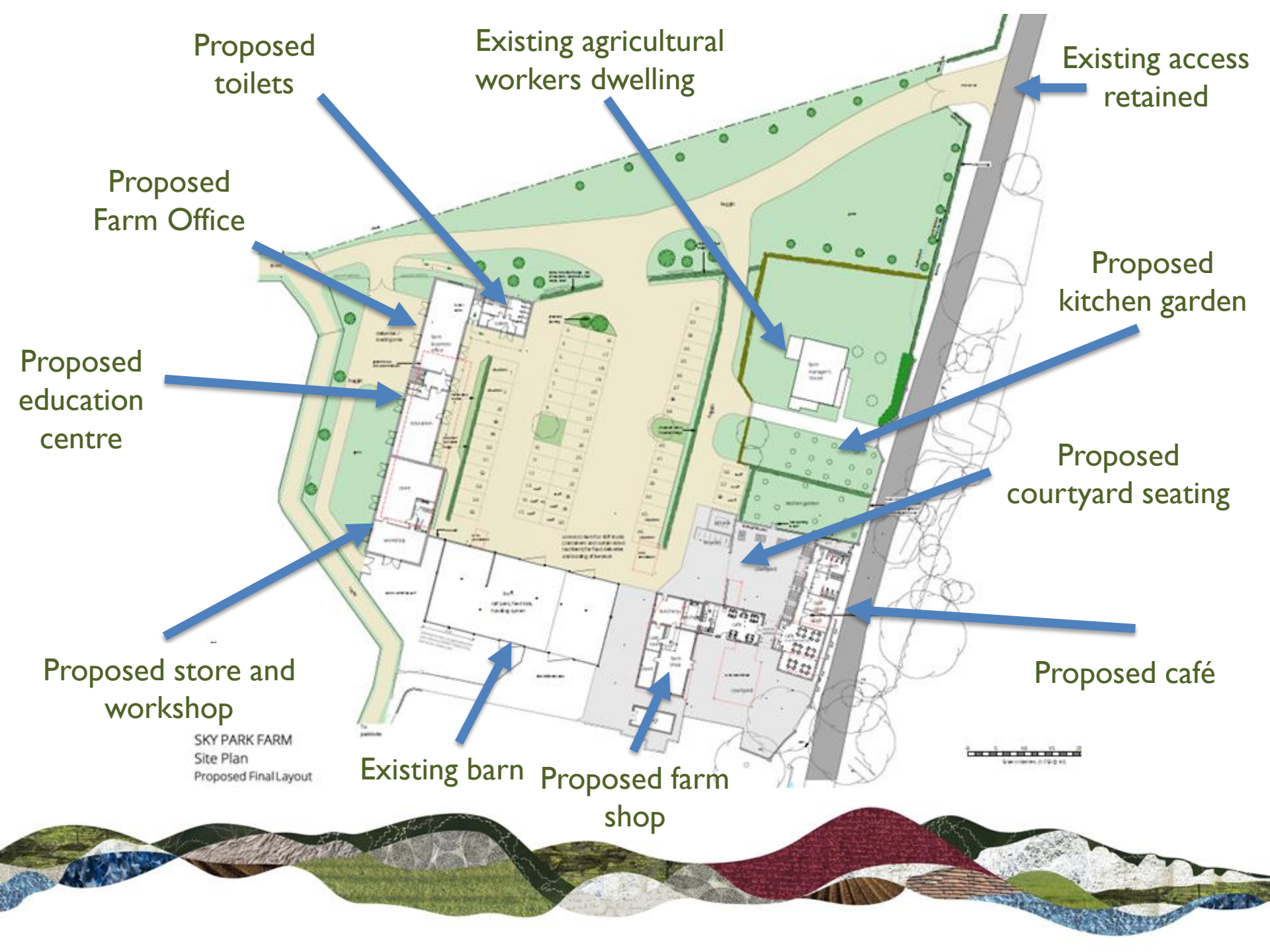
Proposed
courtyard seating

Proposed store and
workshop

Proposed café

SKY PARK FARM
Site Plan
Proposed Final Layout

Existing barn Proposed farm
shop





FARM
Initial Layout



North West Elevation



North East Elevation



South East Elevation



South West Elevation



Plan



North Elevation



West Elevation



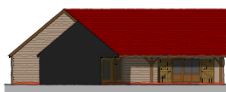
West Elevation
Scale 1:100



South Elevation
Scale 1:100



East Elevation
Scale 1:100



South (Sectional AA) Elevation
Scale 1:100



North Elevation
Scale 1:100



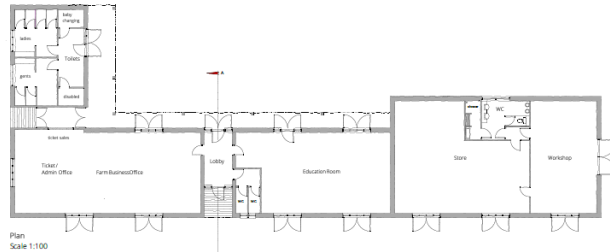
Plan



South Elevation

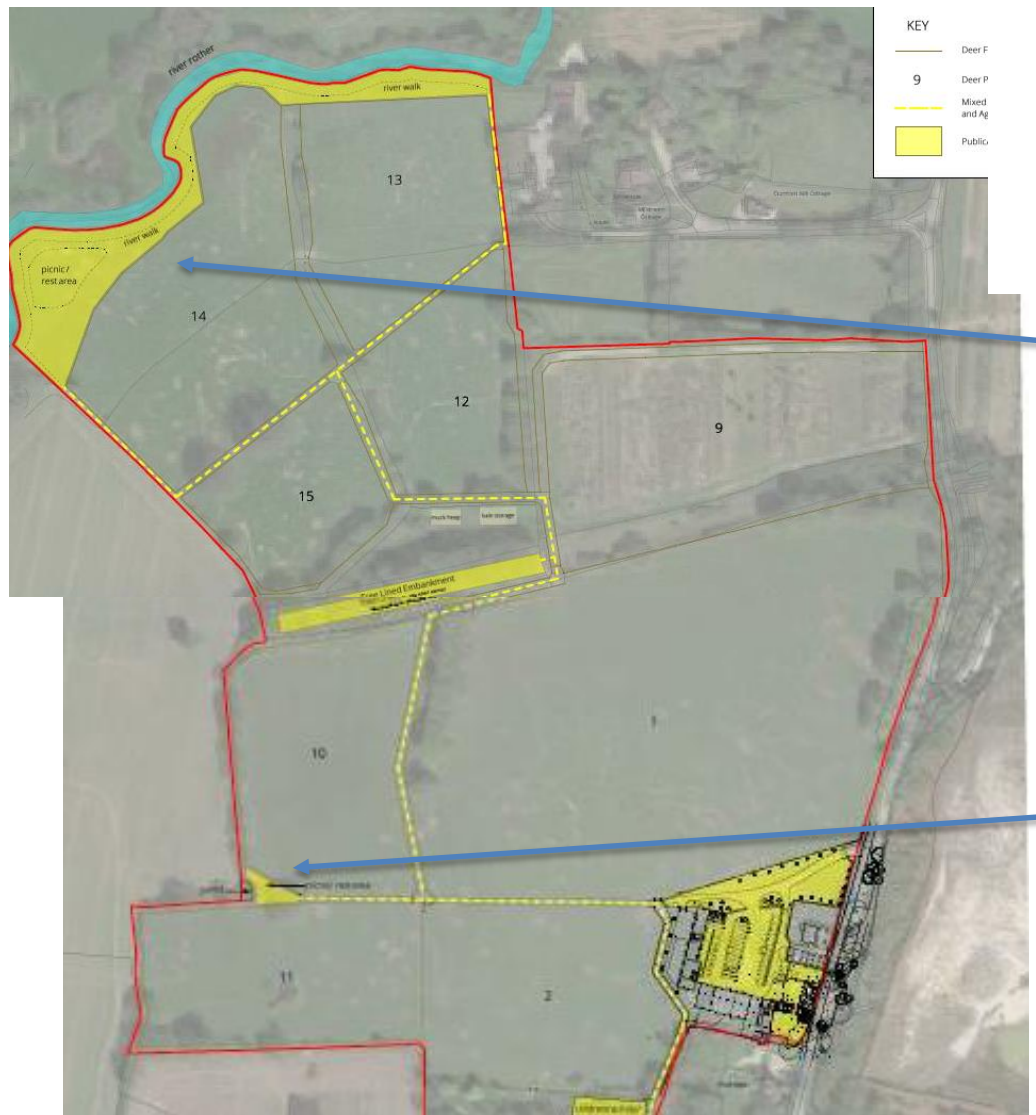


East Elevation



Plan
Scale 1:100







| | Typical Day | | | School Holidays | | | Busiest Day | | |
|--|--------------------|-----------|---------------|--------------------|-----------|---------------|--------------------|-----------|---------------|
| | Deer Farm and Cafe | Farm Shop | Staff Numbers | Deer Farm and Cafe | Farm Shop | Staff Numbers | Deer Farm and Cafe | Farm Shop | Staff Numbers |
| Visitor Numbers | 100 | 20 | 6 | 250 | 20 | 9 | 350 | 20 | 9 |
| Two Way Vehicle Trip Generation | 110 | 40 | 12 | 200 | 40 | 18 | 280 | 40 | 18 |
| TOTAL (daily two-way vehicle generation) | 152 | | | 258 | | | 338 | | |

Table 5: Anticipated Vehicle Trip Generation

| | Daily Flow (5-Day Average) (Northbound and Southbound) | Typical Day | | School Holidays | | Busiest Day | |
|-----------------|--|-------------|----------|-----------------|----------|-------------|----------|
| | | Trip Gen | % Impact | Trip Gen | % Impact | Trip Gen | % Impact |
| North of Access | 612 | 137 | 22.4% | 248 | 40.5% | 295 | 48.2% |
| South of Access | 445 | 15 | 3.4% | 25 | 5.6% | 33 | 7.4% |

Table 6: Percentage Impact Against Northern Survey



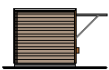
Recommendation for SDNP/I7/02862/FUL

1. That planning permission be granted subject to the conditions set out at section 10.1 of this report and a legal agreement to secure £25,000 towards improvements to public right of way (no.FP858) adjacent to the site and/or the upgrading of the disused Petersfield to Pulborough (via Midhurst) railway line for non-motorised users.
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.





Front Elevation



Side Elevation



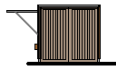
Front Elevation



Side Elevation



Rear Elevation



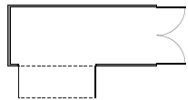
Side Elevation



Side Elevation



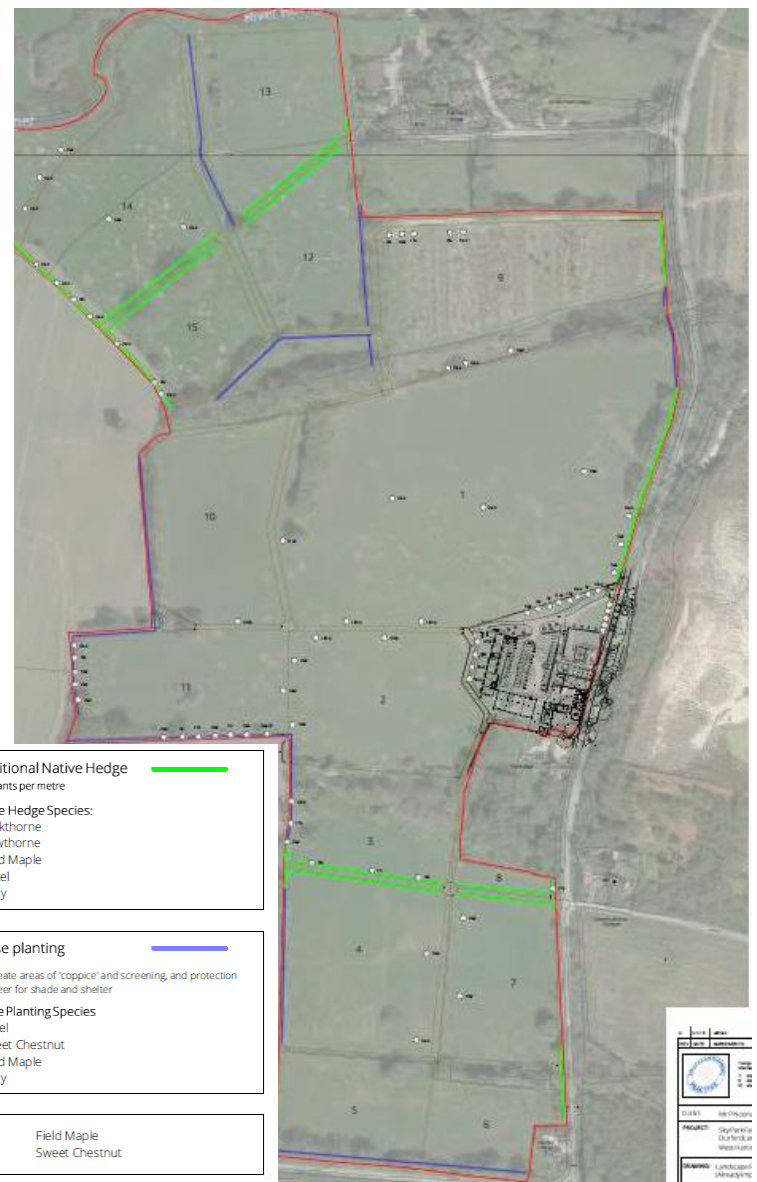
Rear Elevation



Plan
Temporary Cafe



Plan
Temporary Toilets



Traditional Native Hedge
5 plants per metre

Native Hedge Species:
Blackthorne
Hawthorne
Field Maple
Hazel
Holly

Loose planting

to create areas of 'copse' and screening, and protection for deer for shade and shelter

Loose Planting Species
Hazel
Sweet Chestnut
Field Maple
Holly

FM Field Maple
SC Sweet Chestnut



