



**Delegated Decision  
Sign Off Sheet**

<b>Case No:</b>	SDNP/15/01361/FUL	<b>Case Officer:</b>	Amy Wright
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Regeneration of dilapidated stable yard and associated buildings comprising holiday cottage and one new dwelling together with replacement dwelling and ancillary stables and storage barn. (Departure from the Development Plan.)		
<b>Site:</b>	Soldiers Field Stables , Soldiers Field Lane, Findon, West Sussex, BN14 0SH		
<b>Valid Date:</b>	30 March 2015	<b>Overall Publicity Expiry Date:</b>	20 May 2015
<b>Recommendation:</b>	Approved	<b>Recommendation Date:</b>	29 July 2015
<b>Expiry Date:</b>	25 May 2015	<b>Recommending Officer Signature:</b>	

<b>Date Legal Agreement Completed (if applicable)</b>	<b>No. of Representations</b>
	0

<b>Signed &amp; Agreed By</b>	<b>Date</b>
	7 August 2015
<b>Line Manager Comments</b>	

<b>Case Officer Details</b>	<b>Name:</b>	Amy Wright		
	<b>Tel No:</b>	0300 303 1053		
	<b>Email:</b>	Amy.Wright@southdowns.gov.uk		
<b>Application No:</b>	SDNP/15/01361/FUL			
<b>Validation Date</b>	30 March 2015	<b>Determination Target Date:</b>	11 May 2015	
<b>Applicant:</b>	Mrs A Gifford			
<b>Proposal:</b>	Regeneration of dilapidated stable yard and associated buildings comprising holiday cottage and one new dwelling together with replacement dwelling and ancillary stables and storage barn. (Departure from the Development Plan.)			
<b>Site Address</b>	Soldiers Field Stables Soldiers Field Lane Findon West Sussex BN14 0SH			

**Recommendation: That the application is Approved.**

#### **1. Site Description and Proposal**

The application site is a former stable yard which has fallen into disrepair and is informally occupied. There is a dwelling on site and many stables and the entrance to the site enters onto a courtyard. There are approximately 14 buildings on the site, which nearly fills the whole site with built form. Indeed, the areas between the buildings are generally concrete paths/access. Existing vehicular access into the site is off of Soldiers Field Lane. One of the buildings on site fronts onto the Lane and public footpath and is also in poor condition. Most of the buildings are single storey although there is a two storey barn structure in the centre of the site which has vehicular access and walk way through it to the northern part of the site. The buildings effectively are on four sides of the site. Most are block work with corrugated roofs. The site is very visible from the public right of way and in particular from Cissbury Ring.

The site is situated within the National Park and located outside the Built Up Area Boundary, adjacent to Public Right of Way. However the site reads as if it were in the Built Up Area Boundary as the road that leads to the site has residential properties off to the south and west of the site. Most of the dwellings within the near locality are generally large, detached and 2 storey properties. There is a new housing estate to the west. There are public rights of ways and bridle ways leading off the site and close to the site. Cissbury Ring lies to the east of the site. In terms of the South Downs Landscape Character Assessment, the site is located within character area A3 - Arun to Adur Open Downs.

This application seeks planning permission for the regeneration of the dilapidated stable yard and associated buildings comprising of one holiday cottage and one new dwelling together with a replacement dwelling and ancillary stables, storage barn and detached garage. The application site has a significant planning history with numerous schemes approved similar to the scheme proposed in this application. The most recent approval under Arun planning ref: FN/11/12 for the erection of a farmhouse, stables/staff block, separate stable block and a storage barn to the northern part of the site. A substantial sized new dwelling, a holiday cottage and a detached garage were proposed to the southern side of the site.

Application Arun planning ref: FN/37/09 also approved a similar development to the northern part of the site. However, the southern part of the site consisted of 2 new dwellings, 3 holiday cottages and a holiday stable block. There have also been refusals of permission on site, including

SDNP/12/02445/FUL. This was for the regeneration of the dilapidated stable yard and associated buildings comprising of three holiday cottages and one new dwelling together with a replacement dwelling and ancillary stables, storage barn and detached garage. The 2012 application was refused on the grounds of the lack of provision of affordable housing.

## 2. Relevant Planning History

SDNP/12/02445/FUL - Regeneration of the dilapidated stable yard and associated buildings comprising of three holiday cottages and one new dwelling together with a replacement dwelling and ancillary stables, storage barn and detached garage. The 2012 application was refused on the grounds of the lack of provision of affordable housing.

FN/11/12 - Regeneration of dilapidated stable yard & associated buildings comprising holiday cottage & one new dwelling together with replacement dwelling & ancillary stables & storage barn. Revisions to previous FN/37/09 & FN/36/11. Revised vehicular access arrangements to provide separate access to the stables as permitted FN/36/11. Approved.

FN/36/11/ - Regeneration of dilapidated stable yard & associated buildings, comprising 1 no. holiday cottage, 2 no. new dwellings (together with replacement dwelling, ancillary stables & storage barn as previously permitted under FN/37/09/) to include revised vehicular access arrangements to provide separate access for stables - amendment to refusal FN/83/10. Approved.

FN/83/10 - Regeneration of dilapidated stable yard & associated buildings comprising 3no. holiday cottages & a new residential dwelling (together with replacement dwelling & ancillary stable yard & storage barn as previously permitted under ref FN/37/09) in lieu of 2no. detached dwellings & to include revised vehicular access arrangements to provide separate access to serve stables - Departure from the Development Plan. Approved.

FN/37/09 - Regeneration of dilapidated stable yard and associated buildings comprising replacement dwelling with ancillary stable yard and storage barn, 3 no. holiday cottages and 2 no. residential dwellings. Permitted.

## 3. Consultations

### **Arun District Council**

No response received.

### **Hampshire County Council - County Ecologist**

#### **Comments**

An Internal and External Bat Survey and Barn Owl Survey Report (PJC Ecology, May 2015) has been provided and confirms that the site (including buildings and trees) supports negligible potential for roosting bats and barn owl.

No evidence of bat or barn owl activity was recorded during the survey and the buildings and trees do not support suitable features for bat roost or barn owl. I am satisfied that this represents the current conditions at the application site and I have no concerns over the potential for this application to have any adverse effects on bats or barn owl.

The submitted report provides a number of sensible suggestions for ecological enhancement at the site. Therefore, if you were minded to grant permission, I would suggest that a condition be added to any planning permission requiring the applicant to incorporate features into the development that would contribute to biodiversity. These can include, for example, the erection of bird boxes or the

incorporation of a bat brick or specialist bat access tiles into buildings, native and locally appropriate planting to provide habitat and food sources for species such as birds and invertebrates, wildflower areas, creation of ponds and other habitat features such as habitat (log) piles.

In addition, given that evidence of breeding bird activity was recorded on site, I would recommend the following informative is added to any decision notice:

- Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

**SDNP Drainage/Sustainability Officer**

**Comments**

Advise that if the proposal constitutes major development, then a surface water drainage statement should form part of the application.

**Hampshire County Council Landscape Team**

**Comments**

This is a prominent location on the edge of Findon village. It is visible from open Downland and several rights of way. The design has been carefully considered in terms of layout, materials and boundary treatments. No objections are raised in relation to the proposal. A condition regarding planting species is suggested.

**West Sussex County Council Highways**

**Comments**

West Sussex County Council was consulted previously on highway matters for this location under planning application nos. FN/11/12 to which no highway objections were raised.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for a re-submission of the proposal as permitted under FN/11/12. It does not appear that the current proposal would generate a significant amount of additional vehicular traffic over and above the permitted scheme.

It is intended that the access arrangements are modified from the permitted plan to segregate the stable and farmhouse traffic from the holiday cottage and residential plot.

In response to application FN/36/11 it was requested that signage be placed to make drivers leaving this site aware to the possible presence of footpath (F.P.2085) users. I would ask that the erection of a suitable sign is secured via condition; the wording of which should be agreed by the LPA in consultation with the WSCC Public Rights of Way Team.

All other informative notes and conditions suggested under application FN/11/12 should also be applied:

Adam Charlton  
Strategic Planning

**Parish Council Consultee**

**Comments**

Soldiers Field Stables letter 04 2015.pdf

**Hampshire County Council - County Ecologist**

**Comments**

An Internal and External Bat Survey and Barn Owl Survey Report (PJC Ecology, May 2015) has been provided and confirms that the site (including buildings and trees) supports negligible potential for roosting bats and barn owl.

No evidence of bat or barn owl activity was recorded during the survey and the buildings and trees do not support suitable features for bat roost or barn owl. I am satisfied that this represents the current conditions at the application site and I have no concerns over the potential for this application to have any adverse effects on bats or barn owl.

The submitted report provides a number of sensible suggestions for ecological enhancement at the site. Therefore, if you were minded to grant permission, I would suggest that a condition be added to any planning permission requiring the applicant to incorporate features into the development that would contribute to biodiversity. These can include, for example, the erection of bird boxes or the incorporation of a bat brick or specialist bat access tiles into buildings, native and locally appropriate planting to provide habitat and food sources for species such as birds and invertebrates, wildflower areas, creation of ponds and other habitat features such as habitat (log) piles. Possible condition wording might be:

Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details. Reason: to enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006.

In addition, given that evidence of breeding bird activity was recorded on site, I would recommend the following informative is added to any decision notice:

- Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

**South Downs Rights Of Way Officer**

No response received.

#### **4. Representations**

No representations received.

#### **5. Policy Context**

5.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Arun District Local Plan (2003). The relevant policies to this application are set out in section 6, below.

##### National Planning Policy Framework (NPPF) and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

##### 5.2 National Park Purposes

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 well being of the local community in pursuit of these purposes.

##### 5.3 Relationship of the Development Plan to the NPPF and Circular 2010

The relevant Saved Policies of the Arun Local Plan 2003 have been assessed and are considered compliant with the NPPF.

##### 5.4 The South Downs Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan. The following Policies and Outcomes are of particular relevance to this case:

##### General Policy 1

Conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.

Visitor and Tourism Policy 42

Develop a consistent and co-ordinated approach to the promotion and marketing of the South Downs National Park as a sustainable visitor destination.

General Policy 50

Housing and other development in the National Park should be closely matched to the social and economic needs of local people and should be of high design and energy efficiency standards, to support balanced communities so people can live and work in the area.

**6. Planning Policy**

The following policies of the Arun District Local Plan (2003) are relevant to this application:

- ARGN3 (AR)Protection Of The Countryside
- ARGN7 (AR)The Form Of New Development
- ARGN12 (AR)Parking In New Development
- ARDV5 (AR)Horse Related Development
- ARDV34 (AR)Tourist Accommodation And Attraction

**7. Planning Assessment**

6. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise."

7. The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area and wider landscape of the South Downs National Park.

**PRINCIPLE:**

8. The site lies within a National Park and outside the Built-Up Area Boundary as defined by the Arun District Local Plan 2003, where development not essential for agriculture, forestry, mineral extraction or disposal of waste, quiet informal recreation, rural diversification or essential community needs would likely be refused. The current application will provide a mix of residential and tourism, in the form of a replacement farmhouse, a new dwelling, one holiday cottage, stabling/staff accommodation annexe and a storage barn. The new dwelling would have a large detached garages and the replacement farmhouse, plus holiday cottage have parking spaces. The proposal is in line with the quiet informal recreation, and rural diversification matters as outlined within the related policies subject to appropriate conditions managing the intensity of the uses.

**PREVIOUS USES:**

9. The site history is of importance for the determination of the proposal, for as can be seen, the original use related to a racing stable use. Indeed the site is laid out with and is virtually entirely

covered with stable buildings and structures. Areas not covered with buildings are mostly concreted/tarmac providing for access links.

10. The racing stables use has ceased some years ago and in consequence, the buildings have fallen into a poor condition. Since 2001, applications have been submitted to redevelop the site and have either been withdrawn or refused. The proposals for each of the applications were considered not to offer any benefits from the development, particularly in relation to the landscape of the National Park to outweigh any harm to the countryside location. The Inspector in the 2004 appeal for 4 no. large residential dwellings with no associated tourist, agricultural or forestry use, considered that the existing buildings would be readily noticeable in the mid distance views from Cissbury Ring and at other viewpoints along adjoining bridleway network, and that the proposed dwellings would benefit the mid-distant views such as Cissbury Ring. However he concluded that the proposal conflicted with the development plan policies for residential development in the countryside and that the small benefits arising from the scheme were insufficient to outweigh this harm and conflict with policy.

6. Subsequent to the 2004 appeal an application was approved to regenerate the dilapidated stable yard and associated buildings comprising replacement dwellings with ancillary stable yard and storage barn, 3 no. holiday cottages and 2 no. residential dwellings (FN/37/09). A later scheme FN/83/10 sought amendment to part of the original application. Whilst the amount of development was reduced it no longer reflected the existing built form on the site or contributed positively to the visual amenities and rural character of the area. The large dwellings were considered excessive in the surroundings and prominent and obtrusive in the wider landscape and the design would not be compatible within its rural setting. Application FN/36/11 approved a reduction in the number of holiday units to one larger unit and 2 residential dwellings in addition to the stabling, annex and farmhouse.

7. The most recent application was approved under Arun planning ref: FN/11/12 for the erection of a farmhouse, stables/staff block, separate stable block, storage barn to the northern part of the site. A substantial sized new dwelling, a holiday cottage and a detached garage were proposed to the southern side of the site. This reduced the number of holiday accommodation units and instead, enlarged the floorspace of the new dwelling proposed. This resulted in no considered material harm to the surrounding area.

8. Finally application SDNP/12/02445/FUL sought the regeneration of the dilapidated stable yard and associated buildings comprising of three holiday cottages and one new dwelling together with a replacement dwelling and ancillary stables, storage barn and detached garage. This 2012 application was refused on the grounds of the lack of provision of affordable housing, which was contrary to policy at that time.

#### **VISUAL AMENITY AND IMPACT ON LANDSCAPE AND COMPARISON WITH PREVIOUS APPROVAL FN/12/12:**

9. This current application seeks to renew FN/11/12. There is no material difference between the development proposed previously and that proposed now. The permission was extant at the time the current application was made, but has now lapsed.

10. The existing development on the site currently covers the land with hard surfacing and buildings. From public footpaths including the important views from Cissbury Ring, the buildings have a utilitarian appearance and detract from the natural beauty of the landscape. The removal of these buildings would enhance both the landscape and the National Park. It is not considered that the proposals result in further incursion into the Open Downland.

11. In the approval FN/37/09 and FN/11/12 the design of the proposed buildings reflected typical rural structures and the use of materials such as clay roof tiles, flint or timber weather boarded



elevations, also enhanced the locality. The village of Findon is built mostly in materials common of the downs and characterised by high flint walls. The rear perspective of the roofs of the buildings generally had no windows, preventing glare onto the countryside views and this continued the appearance of typical rural structures. The proposed buildings siting carefully considered the views through to the rolling chalk upland landscape. Boundary treatments are considered sensitive in this prominent, edge of village location.

12. Taking into considerations the previous approvals on site in terms of the layout, size, form and number of units previously approved it is considered that the proposal is acceptable despite some of the design detailing appearing slightly pastiche.

13. The site provides one holiday cottage, which, because it is well-screened and positioned is not harmful to the countryside setting. Furthermore, the principle of holiday accommodation is supported by the Partnership Management Plan Policy 42, and Arun Local Plan policy DEV34.

#### RESIDENTIAL AMENITY:

14. Findon village lies within the National Park and contains many residential properties which contribute to the ambience of its setting. The proposal is accessed off an existing lane which provides access to residential properties. The minimum distance of these dwellings from those proposed is some 20m and in many instances considerably further. A 20m separation has been provided to the rear of the site and Stables; the Holiday Cottages and Storage Barn all respect this distance. All are principally single storey and will be screened by a landscaped section. Thereby it is not considered that the buildings would result in unacceptable overshadowing, or overbearing on the residential properties to the west, some of which are new-builds. There is an extremely well established hedge screen between the site and the adjacent dwelling to the south. No first floor windows are proposed in the southern elevation of the new house, which further protects neighbouring amenities.

#### AFFORDABLE HOUSING:

15. The proposal previously generated a request for a commuted sum payment in respect of affordable housing. However, the site is for less than 5 dwellings within a National Park. A Ministerial Statement in December 2014 states; "Due to the disproportionate burden of developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions...For designated rural areas under section 157 of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty, authorities may choose to implement a lower threshold of 5-units or less, beneath which affordable housing and tariff style contributions should not be sought." No affordable housing contribution is now sought from the applicant.

#### FLOOD RISK:

16. The site is not near a river to cause fluvial flooding, but may be at risk of surface water flooding. Findon Parish Council have raised concerns regarding this. Since the proposal does not constitute major development, then a surface water drainage statement cannot be requested. However, the application does result in a net reduction in impermeable surfacing. Furthermore, the applicant will be asked to consider Sustainable Urban Drainage Systems (SuDs) and permeable surfacing as part of their landscape scheme.

#### CONCLUSION:

17. The development is acceptable in terms of its impact on the SDNP landscape and residential amenities. Whilst design nuances could be debated, the principle of development has previously been approved under application FN/11/12 and therefore, it is recommended that the current

scheme be approved given the previous approval. Conditions are requested by the County Ecologist and the Highways Authority.

# **8. Recommendation**

It is recommended that the application be approved subject to the conditions set out below

1. The development hereby permitted shall be carried out in accordance with the following plans:

Plan Type	Reference	Version	Date on Plan	Status
Plans -	HOUSE NORTH AND SOUTH ELEVATIONS	10/157/S K04 B	01.02.2012	Approved
Plans -	HOUSE EAST AND WEST ELEVATIONS	10/157/S K05 B	01.02.2012	Approved
Plans -	FARMHOUSE ELEVATIONS	10/157/S K07 B	01.02.2012	Approved
Plans -	GARAGE PLANS	10/157/S K12 FEB12	01.02.2012	Approved
Plans -	ELEVATION LOOKING EAST	10/157/S K13 FEB12	01.02.2012	Approved
Plans -	STABLES AND STAFF ACCOMMODATION	10/157/S K08 B	01.02.2012	Approved
Plans -	STORAGE BARN - PLANS/ELEVATIONS	10/157/S K10 FEB12	01.02.2012	Approved
Plans -	STABLES - PLANS/ELEVATIONS	10/157/S K09 FEB12	01.02.2012	Approved
Plans -	PROPOSED SITE LAYOUT	10/157/S K01 FEB12	01.02.2012	Approved
Plans -	BLOCK PLAN	10/157/B P1	01.11.2010	Approved
Plans -	LOCATION PLAN	10/157/L OC10	01.03.2015	Approved
Plans -	FARMHOUSE FLOOR PLANS	10/157/S K06 C	01.02.2012	Approved
Plans -	HOUSE GROUND FLOOR PLAN	10/157/S K02 C	01.02.2012	Approved
Plans -	HOUSE FIRST FLOOR - ROOF	10/157/S K03 B	01.02.2012	Approved

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

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

3. No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls, fenestration and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail, on a prominent edge, of village site in the South Downs National Park, in the interests of local amenity by endeavouring to achieve buildings of visual quality in accordance with Policy GEN7 of the Arun District Local Plan.

4. No development shall commence until a detailed scheme for biodiversity enhancements to be incorporated into the development shall be submitted for written approval of the Local Planning Authority. Approved details shall be fully implemented prior to the occupation of the buildings.

Reason: To enhance biodiversity in accordance with the NPPF and NERC Act 2006.

5. a) No development shall commence until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
- b) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, and within 6 months of occupation of the buildings, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- c) All new hard surfacing should have appropriate drainage and use permeable surfacing where possible.
- d) Plant species should be consistent with local downland species, particularly the proposed eastern hedgerow.

Reason: In the interests of amenity and of the environment of the National Park, and in accordance with GEN7 of Arun's Local Plan 2003.

6. Prior to the occupation of the development, signage alerting drivers to the presence of footpath FP 2085 shall be erected in a position to be agreed and in accordance with details submitted to and agreed by the Local Planning Authority in consultation with County Highways and the West Sussex County Council Public Rights of Way Team.

Reason: To ensure the safety of all users of the access road and footpath in accordance with the NPPF.

7. No dwellings or buildings shall be occupied until details of all screen walls and/or fences on site have been submitted to and approved by the Local Planning Authority and the approved details fully implemented.

Reason: In the interests of amenity and preserving the landscape character of the National Park in accordance with Policy GEN7 of Arun District Local Plan 2003.

8. The dwellings and buildings shall not be occupied until the access is constructed in accordance with approved plan 10/157/SK01.

Reason: To ensure safety of all users of the access road and NPPF.

9. The dwellings and buildings shall not be occupied until the parking spaces and turning space, and garage shown on the submitted plans have been provided. These shall be used for these purposes and no other use whatsoever.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

10. The "Storage Barn" shown on the plans hereby permitted 10/157/SK01 shall be used only for purposes ancillary to "The Farmhouse/ Stables/ Staff" and shall not to be used as a private commercial use or for no other purpose.

Reason: To safeguard the amenities of the countryside location and neighbouring properties in accordance with policy GEN7 of the Arun District Local Plan, Policy 1 of the Partnership Management Plan and NPPF.

11. The occupation of "The Farmhouse" dwelling as shown on drawing 10/157/SK01 shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 (1) of the Town and Country Planning Act 1990, or in forestry, or in association with the adjacent equine use and including any dependents of such a person residing with him or her, or a widow or widower of such a person.

Reason: The site lies in a rural area where in accordance with the Policy GEN3 of Arun District Local Plan development unrelated to the essential needs of agricultural and/or forestry would not normally be permitted.

12. The "Holiday Cottage" hereby approved, shall be occupied solely as holiday accommodation for individual lets for up to, and no more than, 28 consecutive nights, and shall at no time be occupied, let or sold as a separate residential dwelling.

Reason: To preserve the availability of the accommodation as holiday lets in accordance with policy DEV34 of the Arun District Local Plan 2003 and Policy 42 of the Partnership Management Plan, and to prevent the establishment of a permanent dwelling in accordance with Policy GEN7 of the Arun District Local Plan.

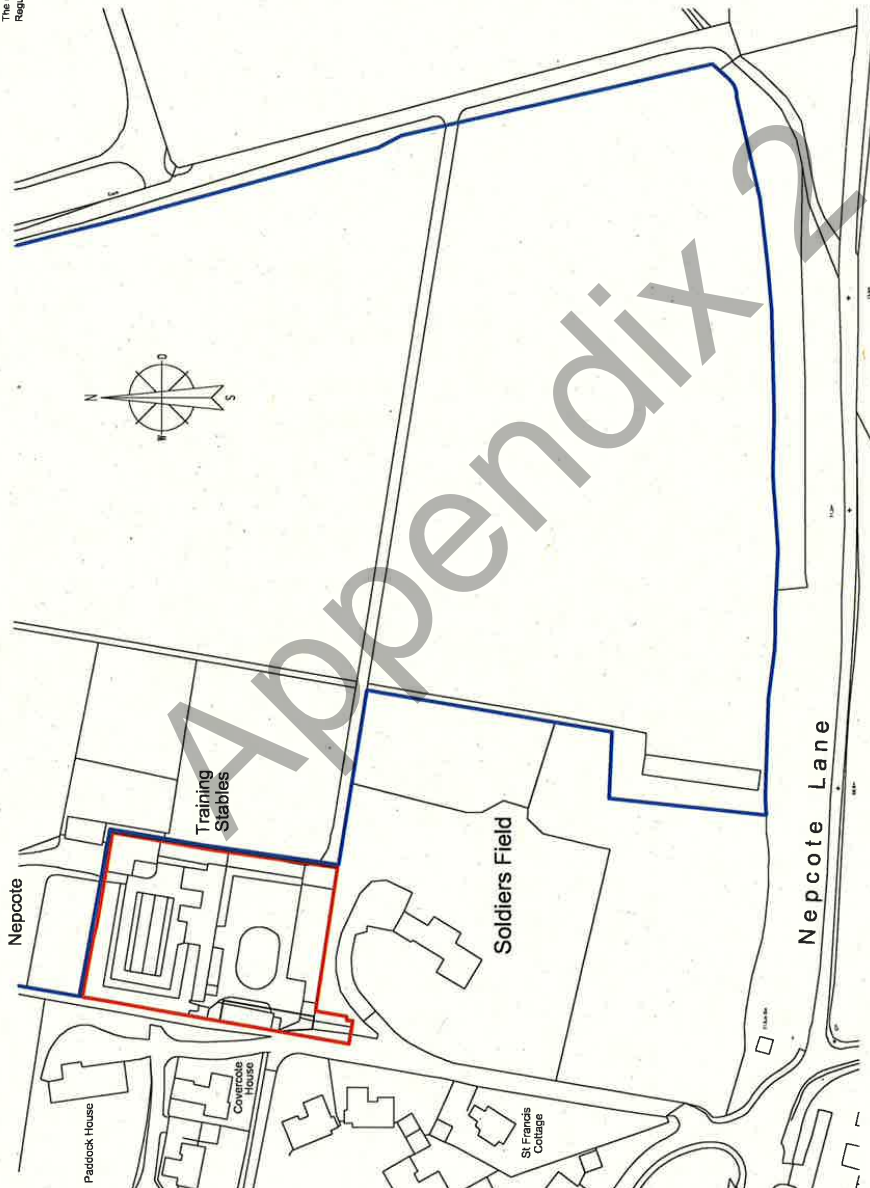
13. The first floor Staff Annex with "Stables" hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of "The Farmhouse" and "Stables" and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings and poor quality accommodation.

14. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the development hereby permitted, shall be constructed or buildings shall be erected within the curtilages unless otherwise approved by the Local Planning Authority.

Reason: In order to control the development in the interests of the character and appearance of this building group which is within a National Park and outside the built-up area, as defined, where normally only that development essential in the interests of agriculture/forestry is permitted and in accordance with policy GEN7 of the Arun District Local Plan.

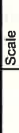
Appendix 2



Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449

Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number, 100020449

		PLANNING		Rev.	Date	Description	By

Client	Mrs. A Gifford		Drawing Title	G W P Architects			
Project	Soldiersfield, Finton, West Sussex		Location Plan				
			Scale	1:1250 @ A3			
			Date	March 2015			
			Drawn	IB			
			Drawing Number	10157/LOC10			
			© GWP Architects Ltd (UK) - 2013				

