

Agenda Item 10
Report PC20/21-43

Report to	Planning Committee
Date	15 April 2021
By	Director of Planning
Local Authority	Lewes District Council
Application Number	SDNP/20/05441/FUL
Applicant	Mr B Taylor
Application	1. Demolition of redundant straw barn, 2. Conversion of redundant cattle shed to stabling in connection with existing livery business 3. Extension to existing private stable building
Address	Swanborough Farm, Downlands, Swanborough Drove, Swanborough, BN7 3FD

Recommendation:

That planning permission be granted subject to the conditions set out in paragraph 10.1 of the report.

Executive Summary

The applicant seeks permission to convert a redundant cattle shed to the western boundary of the Swanborough Farm complex in connection with an existing livery business and to demolish a redundant straw barn that sits adjacent to the cattle shed. In addition, the application seeks an extension to a private stabling building used in connection with the adjacent dwelling, Downlands.

This application has been submitted independently but alongside two other applications for development within the Iford Estate; the Proposal section of this report provides further details of these applications.

The main issues relevant to the determination of this application are considered to be:

- Principle of Development and Agricultural Justification
- Landscape and Visual impact
- Impact on Listed Buildings
- Drainage and Water Environment
- Biodiversity, Ecology and Ecosystem Services
- Impact on Surrounding Residential Amenities
- Highways, Access and Traffic
- Dark Night Skies

The report concludes that the scheme will provide an acceptable future use for the cattle barn and that the demolition of the redundant straw barn would enhance the visual amenities from close to and wider views of Swanborough Farm. The identified benefits to the farming operation are supported by the requirements of policy SD40, SD41 and other relevant policies of the South

Downs Local Plan. The proposal is supported by a Whole Estate Plan that sets in context the proposal and provides a framework for delivering related benefits to the locality and the landscape, in line with policy SD25. That said, it is important that this application be considered on its planning merits. To this regard, it is considered that the submitted application has demonstrated accordance with policy SD39 and other relevant policies of the South Downs Local Plan.

The application is placed before Members due to the nature of the application and policy considerations.

1. Site Description

- 1.1 The site is located at Swanborough Farm that lies within the base of the Ouse valley. The site can be viewed from public rights of way (PRoWs) on the steeper slopes of the valley side, and the approach immediately to the north. More distant open views are also available from the top of the downs, along sections of the South Downs Way where it passes to the west of the Swanborough.
- 1.2 Swanborough Farm is located on the eastern side of the main C7 Piddinghoe Road. The site is accessed off an existing access and track from the C7. A second access, Swanborough Drove, serves the majority of the adjacent residential dwellings and some of the existing commercial uses within the farm complex. A public right of way runs through the farm and along the eastern side of the buildings that are subject of this planning application.
- 1.3 The Swanborough site is not located within a conservation area but does sit adjacent to a number of designated heritage assets. These consist of Swanborough Manor, a Grade I listed building, and three grade II listed buildings; The Gazebo, Dower House and Stables.
- 1.4 The red line area of the Swanborough farm site, subject of this application is located to the very western side of the Swanborough Farm complex. It comprises, a cattle shed and directly adjacent to this is a modern straw barn. To the north of the cattle shed is a private stable block associated to the adjacent dwelling, Downlands. To the eastern of Downlands is an existing manège. The red line also includes the access road to the north that adjoins the C7.

2. Relevant Planning History

- 2.1 The following planning history is relevant to the application site:
 - SDNP/20/05349/FUL - Consolidation of farming activities at Iford Farm through the erection of 2No. Cattle Sheds, Straw Barn and Machinery Shed incorporating Fertiliser Store and Welfare Facilities and hardstanding; new farm access from C7 Piddinghoe Road, conversion of redundant building to commercial B8 use and regularisation of established commercial uses in adjacent buildings; and landscaping including woodland planting, surface water attenuation pond and wildlife planting to create biodiversity net gain– Currently under consideration (Item 8 of this committee).
 - SDNP/20/05442/FUL - Demolition of redundant modern straw barn at Sheeppark Barns, Conversion of redundant Sprayer Shed to B1 (a) office use and demolition of redundant above ground slurry tank– Currently under consideration (Item 9 of this committee).

3. Proposal

- 3.1 The applications seeks the conversion of an existing cattle barn to a DIY commercial livery to stable 12 horses. Currently there are 7 horses that are stabled within a barn known as the “Thatched Barn” that sits outside but directly adjacent to the redline of the site. The existing manège is included within the redline, as it is proposed that the lighting will be updated to provide a better standard in both appearance and in terms of reducing light pollution. The application also proposes changes to the existing paddock area to the west of the site, to accommodate the proposed increase in horses. The paddock land lies outside of the redline but within the ownership of the applicant. The changes to the paddocks fall within permitted development rights as they serve only to graze and not house the horses. However, the management of this land can be controlled by a suitable planning condition as it is within the ownership of the applicant.

- 3.2 The application also proposes an extension to a private stable to the north of the cattle shed that are used in association with the adjacent dwelling, Downlands. The number of horses within the private stables is not proposed to be increased from 3 horses.
- 3.3 The final part of the application proposed the demolition of a large modern straw barn that sits directly in front of, (east), of the cattle barn
- 3.4 Alongside the application subject of this report, the applicant has submitted two further applications to seek to provide a better understanding of the future direction of the Estate and to account for the future use/ demolition of redundant buildings. However, each application would constitute a stand-alone planning permission if approved. Both of the planning applications that include demolition of redundant buildings and can be conditioned to require that the building(s) proposed to be demolished is done so prior to any new occupation of buildings within which a change of use is proposed.

4. Consultations

4.1 Iford Parish Meeting: Comments

- The meeting expressed broad/general support for the application, the principal matters of interest or on which further detail was sought in relation to each application are;
- How would those using the livery would be prevented from using the yard area to the south of the bollards for parking and walking through the gap in which bollards are installed to access the livery.

4.2 Conservation Officer: Comments

- The applicant needs to do more work regarding the setting of the listed buildings and needs to assess the impacts of the proposal on the setting of these listed building as per paragraph 189 of the NPPF.
- Officer Comment: These comments have been put to the applicant and no further information has been forthcoming. Case Officer had discussed the matter with the Conservation Officer who has confirmed that, whilst the information is lacking, that they would not be recommending a refusal on heritage impact grounds.

4.3 Environmental Health: No comments

4.4 Local Lead Flood Authority: No comments

4.5 Archaeology: Support

- The proposed works lie on the edge of an Archaeological Notification Area. However, given the modest below ground impacts, the scheme is unlikely to expose significant archaeological features and / or deposits.

4.6 Ecology: No comments.

4.7 Rights of Way: No comment

4.8 Highways: Support

- Following the submission of additional highway information document subject to conditions.

4.9 Landscape: Comments

- The application demonstrates benefits in terms of the buildings on the site. By virtue of its type, the application is able to achieve a number of environmental policies within the Local Plan.
- Condition that a comprehensive and high quality land management plan be produced to cover all aspects of land and equestrian management. It should address the concerns above and mitigate for the potential negative effects of an increased number of horses on this land.

4.10 Planning Policy and Thrive Team: Comments

- The scheme must be assessed against relevant SDLP policies and further information required.
- Officer comment: The merits of the scheme in terms of the SDLP policy requirements have been taken into the balance with the wider benefits associated with the consolidation scheme SDNP/20/05439/FUL. The scheme supports the main application in terms of the conversion and demolition of redundant buildings within the wider farm Estate.

4.11 Whole Estate Plan Team: Comments

- No objection, this proposal is supported by the SDNPA Local Plan (2019) Policies as well as delivering on outcome 10 in the SDNPA Partnership Management Plan (2020) in pursuit of our National Park Purposes and Duty. The development is also supported by the NPPF (2018) Para 83. Evidence collected for the SDNPA Economic Profile (2018) and Economic Profile up-date (2020) Priority 5 also support this proposal: Land based industry, which highlights the dependence of our economy and natural capital on this sector and stresses the need to support our land-based businesses.
- The Iford WEP (2018) states the need to actively pursue the re-purposing, removal and replacement of redundant farm buildings to ensure it successfully re-shapes and re-builds the necessary infrastructure to support the Estate's long-term financial future.

5. Representations

- 5.1 There have been a total of 32 representations, (30 individual representees when including people who submitted more than one response) of the total number of representations 6 were in support of the scheme, 1 was neutral, (1 representative submitted 2 responses), and 5 were objections. These response are summarised as follows;

Support

- The present applications support the Iford and Swanborough Village Plans 2012 and 2015
- Proposals accord with the WEP
- Will have a positive effect on the visual enjoyment of environment, combined with the economic (both corporate and community) contribution
- Noise from farm has been negligible
- Welfare standards maintained for livestock and their support of local wildlife and biodiversity along is high
- Will enhance the visual appearance of the hamlet when seen from the South Downs Way as well as when passing closely by along footpath.
- The expansion of the existing livery business will provide increased opportunity for recreation and enjoyment of the National Park.
- The development is compatible with the National Park - sensible consolidation of a working landscape into the future.
- The relatively small increase in horses (5) will not unduly increase the traffic along the farm track.

Neutral

- Welcome removal of a redundant building from Swanborough and of large agricultural vehicles from Swanborough Drove
- The re-use of the redundant cow byre as stabling improvement visually and of diversified use.
- Support the position of bollards proposed to be installed as shown.
- Does not identify what, if any, additional pasture is to be taken from land in agricultural use to equestrian use.
- The applicant should set out where the manure is to be stored and how it will be

contained until it is removed.

- Farm track (should be divided to allow motorised traffic to be separate to non-motorised traffic.
- The speed limit should drop to 30 mph to cover as a minimum
- The new C7 crossing between the end of the Farm track (near Owlswick) and the Swanborough Drove crossing Swanborough-Kingston footpath - should be converted into a Bridleway
- Condition that all commercial traffic visiting the farm and business units should use the farm track, which should be clearly signposted.
- Condition the use of environmentally sensitive materials for roofing and cladding of new stable buildings. These should be constructed of material that are not obtrusive
- Tree planting to ensure that the view from the South Downs way is conserved.
- Plans attached to the application giving details of where the new paddocks for more horses will be located
- Permanent notices to be erected showing that the footpath to Kingston village is exactly that and not a bridle path.
- Propose that a cycle/walkway be created along the C7 on the wide verge from the crossing southwards to the junction with Swanborough Drove.
- Land to be transferred to the grade I listed building at Swanborough Manor, a S106 condition should be applied
- No external lamp posts or arc lights should be allowed.
- The use of the retained barns must remain solely agricultural

Objection

- The increase in the number of vehicles and horses will create an imbalance with existing traffic, walkers and cyclists.
- Widening of the farm track required to accommodate all traffic
- Signage to ensure all traffic for industrial units, stabling and cyclists and walkers is directed to the farm track
- Maximising usage of the safe crossing constructed under Section 106 for cyclists and walkers at the entrance to Swanborough Farm farm track by the above actions
- Explicit removal of any implied future plans to direct cyclists and walkers along the field boundary to enter Swanborough via the Drove or in future direct a cycle path alongside the C7
- Legal protection required for ditch system/stream

5.2 **Letter of objection from Cycle Lewes.** - This letter has been submitted against the current three planning applications by the Iford Estate currently under consideration. Therefore, for the sake of completeness, that main points raised within the letter have been summarised within all three applications, although it would appear that a number of the points raised relate directly to SDNP/20/05439/FUL.

- Unclear if a previous permission for a Grain Store on the main Iford site has been implemented.
- The need for the development must be considered against the backdrop of the Committee on Climate Change (CCC) and the 2050 Net Zero target
- The revised application represents little difference in terms of the scale to the previously refused application and in addition includes retrospective permission for commercial buildings and one additional conversion.
- The higher built element of the straw barn within the main Iford farm site is closer to views from the Downs where it affects the setting of the adjacent Iford village

conservation area

- Concerns regarding the importation of waste and development within the flood plain in terms of traffic, impact on flood plain and visual amenity.
- The future use of some redundant buildings within the Estate has not been clarified
- Concerns about increased traffic generation including an increase in HGVs. There is no assessment of the impact on Lewes conservation area or cyclists using the C7.
- Impact on cycling route and footpaths - C7 is notoriously dangerous route for cycling; the proposals will deter local cycling at a time when the government and SDNPA are seeking to encourage more cycling and walking.
- Whilst the principle and formation of the Egrets Way is strongly supported by Cycle Lewes, it is considered that the need is a permanent one and should accordingly be accompanied by a permanent commitment underpinned by the relevant Rights of way legislation.

6. Planning Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan is South Downs Local Plan (2014-33). 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 revised National Planning Policy Framework (NPPF) issued in July 2018 and further amended in February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Relationship of the Development Plan to the NPPF and Circular 2010

- 6.4 The development plan policies listed below have been assessed against the NPPF and are considered to be compliant with it.

Statutory Requirements

- 6.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining planning applications for planning permission that may affect listed buildings or their setting.
- 6.6 Section 66 (1) states that 'in considering whether to grant planning permission for development which affects a listed building or its setting the local planning authority 'shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses'

The South Downs National Park Partnership Management Plan

- 6.7 The South Downs National Park Partnership Management Plan 2020-25 is a material consideration in the determination of the application. The following policies are relevant:

- 1: Conserve and enhance natural beauty and special qualities of the landscape;
- 3: Protect and enhance tranquillity and dark night skies;
- 4: Create more, bigger, better-managed and connected areas of habitat in and around the National Park, which deliver multiple benefits for people and wildlife;
- 5: Conserve and enhance populations of priority species;
- 9: The significance of the historic environment is protected from harm, new discoveries are sought and opportunities to reveal its significance are exploited;
- 10: A diverse, sustainable, dynamic economy which is positively linked to the special qualities of the National Park;
- 12: Support conservation grazing on semi-natural habitats as part of a profitable livestock and mixed farm economy;
- 13: Support the financial viability of farm businesses through appropriate infrastructure and diversification developments, in particular, encouraging those that will support sustainable farming;
- 55: Promote opportunities for diversified economic activity in the National Park, in particular, where it enhances the special qualities.

7. Planning Policy

The South Downs National Park Local Plan (2014-33)

7.1 The following policies of the South Downs Local Plan are relevant:

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD3 Major Development
- SD4: Landscape Character
- SD5: Design
- SD6: Safeguarding Views
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD10: International Sites
- SD11: Trees, Woodland and Hedgerows
- SD13: Listed Buildings
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD20 Walking, Cycling and Equestrian Routes
- SD21: Public Realm, Highway Design and Public Art
- SD24: Equestrian Uses
- SD25: Development Strategy
- SD39 Agriculture and Forestry
- SD40: Farm and Forestry Diversification
- SD41: Conversion of Redundant Agricultural or Forestry Buildings
- SD48: Climate Change and Sustainable Use of Resources
- SD50: Sustainable Drainage Systems
- SD54: Pollution and Air Quality
- SD55: Contaminated Land

8. Planning Assessment

8.1 The main considerations of the application are:

- a) Principle of Development and Agricultural Justification
- b) Landscape and Visual Impact
- c) Impact on nearby listed buildings
- d) Drainage and Water Environment
- e) Biodiversity, Ecology and Ecosystem Services
- f) Impact on Surrounding Residential Amenities
- g) Highways, Access and Traffic
- h) Dark Night Skies

Principle of Development and Agricultural Justification

8.2 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

8.3 The proposal complies with policy SD40 (Farm Diversification) of the South Downs Local Plan (SDLP). This policy supports sustainable development and current proposals seek the conversion of a redundant farm building, providing a long term benefit to the Estates farming business. This application reconfigures an existing DIY livery business at Swanborough Farm by moving it from its constrained existing stabling into the much larger existing cattle shed. This provides capacity to increase the size of the operation with an additional 5 horses able to be accommodated at the site. The application is supported by evidence to demonstrate that there is a need for farm diversification and that appropriate measures have been undertaken to ensure development does not have an adverse impact on the locality. Policy SD25, (Development Strategy), allows for development outside of the settlement boundary when there is an essential need for a countryside location. Supporting mixed farming, recognising the value livestock play in landscape management is part of the general thrust of the Local Plan.

8.4 In support of the economic sustainability of the proposal, an Agricultural Justification Statement has been submitted with to demonstrate the principle of the development and the need. The applicant has reassessed the farm buildings within the Estate and identified those that are surplus to requirements and can be demolished. Included within this application is a modern straw barn that site directly to the front of the cattle shed to be converted. This application has been submitted concurrently with an application detailing the consolidation of agricultural buildings at the main Iford farmyard, SDNP/20/05439/FUL and associated application SDNP/05442/FUL. Both are also brought to the Planning Committee for consideration, so that the overall current proposals for the Estate can be assessed. Albeit, that each of the applications are standalone submissions and would be capable of implementation in isolation should the Planning Committee be minded to approve the applications.

8.5 It is considered that this document meets the requirements of policies, SD24 Equestrian Use SD34: Sustaining the Local Economy, SD39: Agriculture and Forestry, SD40: Farm and Forestry Diversification SD41: Conversion of Redundant Agricultural or Forestry Buildings. The proposals also accord with paragraph 83 of the NPPF in that they support “sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings”.

8.6 It is considered that this proposal is not only acceptable, in principle, as farm related development is concerned, but takes the opportunity to address some of the desirable outcomes of the WEP. WEPs are supported by SDLP policy SD25, which recognises the benefit of looking at Estates in their wider context when considering an individual application. A WEP is therefore a material consideration. The outcomes of the Iford WEP that are specific to this proposal are; principle of farm consolidation and maintenance of diverse farming, increasing the longevity of the enterprise, ability to demonstrate direct

public goods from land management, creation of further habitats, including meadow, wetland and reed beds and the preservation and enhancement of Iford village character.

- 8.7 In summary, it is concluded that there is justification for the proposal.

Landscape and Visual impact

- 8.8 The environmental aspect of sustainable agricultural development requires the consideration of its landscape impact. Policy SD04, (Landscape Character) supports development that is informed by landscape character. Policy SD05, (Design), supports the development that demonstrates landscape-led design approach and respects local character. Proposals should both integrate with, respect and sympathetically complement character and utilise architectural design which is appropriate and sympathetic to its setting.

- 8.9 This application has the potential to improve views closer to and from middle and longer distance views along surrounding PROVs located on the higher valley sides. The Landscape and Visual Appraisal submitted to support this proposal finds that, the removal of the prominent rusting barn will result in an immediate beneficial effect on visual amenity. This conclusion is concurred with, but careful design of the building to be converted and the sensitive layout and boundary treatment of the associated paddocks must be achieved if the benefit in the removal if the dilapidated straw barn is not to be lost through poor design quality and conservation led land management. It is considered that this objective can be successfully secured through appropriately worded planning conditions to ensure the proposed scheme conserves and enhances the National Park in line with purpose 1.

- 8.10 The changes to the private stable are minimal in scope and, in so long as materials are appropriate to the setting and secured by planning condition, the proposals will not cause any landscape or visual harm. The manège included within the application redline is existing but the applicant is seeking to improve the lighting columns and this is to be welcomed so that the lighting details can be better in accordance with SDLP policy SD8 (Dark Night Skies).

- 8.11 In summary, it is concluded that the development changes to cattle barn, private stable and manège are acceptable in terms of design and landscape impact.

Impact on nearby listed buildings

- 8.12 The application subject of this report does not lie within a conservation area and is some distance outside of the setting of the adjacent Iford Conservation area. There are 4 listed buildings within the Swanborough Manor settling that lies adjacent to the commercial and farm buildings that form the Swanborough Farm site. The Swanborough Manor buildings are identified within the submitted site plan within a green line. The wider farm site overall is important to the setting of the Manor and the Heritage Statement submitted with this application concluded that; as the changes proposed within the current application are to the western side of the farmyard they are considered to be less important since this part of the site is separated from the Manor by the large modern farm buildings. This report concurs with that conclusion. Furthermore, the removal of the straw barn would be beneficial as, “by virtue of its scale, does have a negative impact on the setting of the Manor.....since there is a high degree of indivisibility, and the building features strongly in views of the Manor from surrounding vantage points – not least from viewpoints on the South Downs Way”.

- 8.13 Accordingly, it is considered that the proposed scheme accords with policy SD12 (historic environment) and paragraph 200 of the NPPF. There is a special duty of care when considering applications within the setting of listed buildings and this has been undertaken within the consideration of this application and it is concluded that there will not be harm

Drainage and Water Environment

- 8.14 The superficial geology beneath this site is River Terrace Deposits and Head deposits and the bedrock is the West Melbury Marly Chalk Formation. The submitted FRA is considered to be acceptable. The water environment can be managed through a suitably worded condition for a Conservation-based Management Plan that would require the applicant to manage land to support good water quality.

- 8.15 It is considered that this proposal in line with paragraph 170 of the NPPF and policies SD49, SD17 and SD55 of the SDLP with regard to impact of the scheme on the water environment.

Biodiversity, Ecology and Ecosystem Services

- 8.16 Paragraph 175 of the NPPF requires that if significant harm is brought to biodiversity resulting from development that cannot be avoided, mitigated or compensated for, planning permission will be refused. Policy SD09 (Biodiversity and Geodiversity) of the SDLP goes further and requires that biodiversity is enhanced. The application as submitted was supported by a Preliminary Ecological Appraisal. The further enhancements required to biodiversity are considered within the submitted Ecosystem Services Statement.
- 8.17 Part 118 of the NPPF draws attention to the duty to protect the natural environment and to the opportunities for its enhancement. The relevant policy of the SDLP is SD02 (Ecosystem Services). SD02 states that development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute to goods and services. It is considered that the scheme demonstrates direct public goods from land management and provides for the creation of further habitats. Furthermore, a condition requiring the applicant to submit a Conservation-based Management Plan would ensure that the application is able to achieve a number of environmental policies within the Local Plan.

Impact on Surrounding Residential Amenities

- 8.18 The social aspect of sustainable development requires that decision makers must take account of the impact of proposed development, amongst wider issues, on the amenities of the occupiers of surrounding dwellings. It is not considered that the conversion of the cattle shed and the increase in the number of horses within the livery will detriment the amenities of the occupiers of the adjacent dwellings.
- 8.19 It is concluded that the proposed scheme will accord with the requirements of policy SD05 in terms of the impact on the surrounding residential amenities and that the scheme is acceptable in planning terms to this regard in so long as appropriate conditions are imposed to control the future use of the units.

Highways, Access and Traffic

- 8.20 The Highway Authority raised initial concerns concerning the information submitted with the application. They considered that there was insufficient information to conclude that the scheme would not have an adverse impact on highway safety in terms of access and parking provision. An additional transport assessment was submitted by the applicant that improved the access off the C7, provided better configuration of parking spaces and removed speed bumps along the access track. There has been a level of support locally for the proposed introduction of bollards to prevent a circular route for traffic through the access road for the farm and through Swanborough Drove, this matter should be conditioned such that the bollards remain in place.
- 8.21 Concerns have also been raised with regard to the impact of the PRow that runs adjacent to the straw barn to be removed. However, it is considered that the proposal provides a betterment to users of this PRow in that the unsightly straw shed will be removed, thus opening up the space around the footpaths. Furthermore, the appearance of the cattle shed will also be improved. It is not considered that either the location of the proposed parking or the increase in numbers of horses at the livery will cause conflict to uses of the footpath. No concerns have been raised by the Highway consultee on highway safety grounds to this regard.
- 8.22 Representations were made with regard to the footpaths surrounding the site. Particularly those along the C7 and it has been asserted that this application should be associated with a S106 to require the improvement of these paths. It is not considered that this application is of a scale to justify the imposition of such a requirement as it is not directly related or required to make the proposal acceptable in planning terms.
- 8.23 Accordingly, it is considered that subject to appropriate planning conditions, the proposed access arrangements and site layout are acceptable in highway, access and traffic terms and

that the scheme is in accordance with the requirements of SDLP policies SD19, (Transport and Accessibility) and SD05 (Design).

- 8.24 The Highways Authority also considered the impact of this application in conjunction with planning applications SDNP/20/05442 and SDNP/20/05439 and raised no object to any of the three subject to suggested conditions being imposed.

Dark night skies

- 8.25 The site is located within the Transition Zone (EIb) and a lighting assessment has been submitted to support the application. Policy SD08 of the SDLP requires that development does not harm the quality of dark night skies of the National Park, for the benefit of people and wildlife. Given the higher relative contrast of lighting in rural areas, it will be important that any bright lights (above 5000 lumens) are mitigated sufficiently. To this regard, it is considered necessary to impose a planning condition to require details of the external and internal lighting to be submitted to and approved by the SDNPA.

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. The scheme supports the future of the farming operation and enhances the visual amenity of the area through the demolition of an unsightly redundant building. It is therefore recommended that planning permission is granted subject the conditions listed below in order to meet the requirements, SD25 and the purpose (1) of the National Park and of the Iford WEP.

10. Reason for Recommendation

- 10.1 The application is recommended for approval subject to the following conditions

Timescale

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) and Section 51 of the Planning and Compulsory Purchase Act 2004.

Accordance with Plans

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.

Material details

3. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.
Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development.

Landscaping

4. Prior to the Stable building hereby permitted being brought into use, an Equestrian Land Management Plan shall be submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in accordance with the approved development. The scheme shall include details of:
- i) equine health/needs,
 - ii) conservation objectives,
 - iii) restoring field boundaries where appropriate,

- iv) enhancing features that contribute to landscape character (e.g. field pattern), and;
- v) managing land to support good water quality.

Reason: To ensure satisfactory equestrian land management in the interests of the amenity of the landscape character of the area.

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

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape.

Highways and Access

6. Prior to the development being brought into use, bollards shall have been installed in accordance with plan 2006_1020 Rev C and shall thereafter be retained in place.

Reason: In the interests of highway safety and neighbouring amenity

7. No development shall take place until details of the layout of the new and the specification for the construction of the access which shall include details of drainage have been submitted to and approved in writing by the Planning Authority and the use hereby permitted shall not commence until the construction of the access has been completed in accordance with the agreed details.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

8. No part of the development shall be first occupied until visibility splays of 2.4 metres by 160 metres have been provided to the South and 2.4 metres by 140 metres have been provided to the North of the existing vehicular access onto the C7 in accordance with the submitted Transport Report received 17 March 2021. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

9. Prior to the occupation of the development hereby approved, details of a warning sign for road users and cyclists shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the sign shall be maintained in full accordance with the approved details.

Reason: To ensure the safety of persons and vehicles proceeding along the highway.

10. Prior to the occupation of the development, details of the parking areas, shall have been submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

11. The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls).

Reason: To provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

12. The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the

Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development

13. The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the details which shall have been submitted to and approved in writing by the Planning Authority and the turning space shall thereafter be retained for that use and shall not be used for any other purpose;

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

14. Public Footpath Iford 4 should remain unobstructed during and on completion of the development

Reason: To ensure the safety of persons proceeding along the public footpath

15. Before commencement of development, details of a passing place shall be submitted to and approved in writing by the Planning Authority and the works completed prior to occupation of development. Thereafter the passing place shall be maintained in full accordance with the approved details.

Reason: In the interests of highway safety

16. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,

- i) the anticipated number, frequency and types of vehicles used during construction,
- ii) the method of access and egress and routeing of vehicles during construction,
- iii) the parking of vehicles by site operatives and visitors,
- iv) the loading and unloading of plant, materials and waste,
- v) the storage of plant and materials used in construction of the development,
- vi) the erection and maintenance of security hoarding,
- vii) the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- viii) details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Demolition of replaced structures

17. Prior to the occupation of the stable building hereby permitted, the existing straw barn building shall be demolished (including the removal of foundations) and all materials arising from such demolition removed from the site.

Reason: In the interests of the amenity of the locality.

Ecology and Biodiversity

18. Works shall be carried out in full accordance with the ecological mitigation and enhancement measures as set out in the Preliminary Ecological Appraisal report (The Ecology Consultancy, 27/11/2020) as submitted with the planning application.

Reason: To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified, and to provide a net gain for biodiversity.

Lighting and Dark Night Skies

19. Prior to development above slab level, a scheme of external lighting to be installed at the site shall be submitted to, and approved in writing by the Local Planning Authority. The lighting shall:

- i) Comply with the guidance set out in the SDNPA's Dark Night Skies Technical Advice Note;
- ii) Be designed to minimise impacts on wildlife
- iii) Internal lighting shall be installed as high as possible so that there is an even spread and that the lights aren't directly visible from the surroundings and greater detail provided of the internal lighting switching

The lighting shall be installed, maintained and operated in full accordance with the approved details.

Reason: In the interests of amenity and to protect the South Downs International Dark Skies Reserve.

Informatives

Locally Sourced Materials

1. The SDNPA encourages the use of locally sourced materials to support local character and distinctiveness, and to reduce the costs both financially and environmentally of transporting materials long distances. The applicant is recommended to undertake a resource mapping exercise for materials, starting within a 5km radius of their site, and then 10km, 25km.

Highways

2. The applicant will be required to enter into a license/agreement with East Sussex County Council, as Highway Authority, for the off-site highway works. This includes the reconstruction of the existing access. The applicant is requested to contact the Transport Development Control Team (01273 482254) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
3. The applicant is advised of the requirement to enter into discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. The applicant should contact the Transport Development Control Team (01273 482254).

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.

TIM SLANEY

Director of Planning

South Downs National Park Authority

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Appendices I. Site Location Map

SDNPA Consultees Legal Services, Development Manager

Background Documents <https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

[National Planning Policy Framework \(2019\)](#)

[South Downs Local Plan \(2014-33\)](#)

[South Downs National Park Partnership Management Plan 2014](#)

[South Downs Integrated Landscape Character Assessment 2005 and 2011](#)

Site Location Map

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