

Agenda Item 9
Report PC 21/22-18

Report to **Planning Committee**

Date **14 October 2021**

By **Director of Planning**

Local Authority **Chichester District Council**

Application Number **SDNP/21/01966/FUL**

Applicant **Mr and Mrs Fawcett**

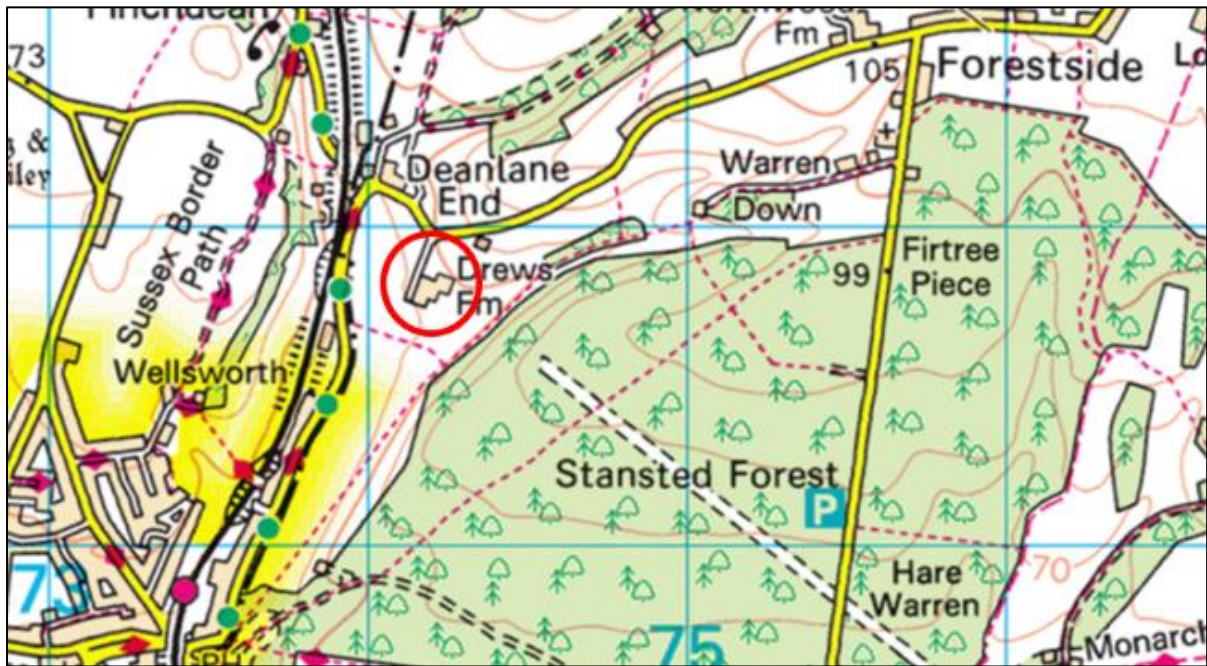
Application **Proposed construction of Holiday Accommodation consisting of two holiday lets within a large building, 3 Shepherd's Huts and a separate Storage/machinery bay/workshop with cold meat store, Keeper's lodge facilities, office accommodation and associated works together with 20kw PV array on top of the existing agricultural barn.**

Address **Drews Farm, Diddybones Nap, Forestside, Stoughton, PO9 6EH.**

Recommendation:

That planning permission be granted subject to the conditions as set out in paragraph 10.2 of this report.

Site Location Map



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Executive Summary

This application seeks to gain permission to include two individual holiday lets within one large building, 3 shepherd's huts and a separate storage/machinery bay/workshop with cold meat store, Keeper's Lodge facilities, office accommodation and associated works together with a 20kw PV array on top of the existing agricultural barn.

The main issues for consideration in this proposal are:

- Principle of tourism accommodation.
- The impact of design on landscape with specific focus on scale, massing, glazing and materials of Barn 1 (holiday accommodation) and Barn 2 (Keeper's Lodge, storage/machinery bay/workshop, cold meat store, office accommodation)
- The impact of the proposals in relation to the tranquillity of the area due to visitor introduction and noise associated with it
- The impact on Dark Night Skies

It is considered that this development is in line with Purposes 1 and 2 of the National Park, the South Downs Local Plan (2019) (specifically Policies SD23 & SD40), the NPPF (2021) and the South Downs Partnership Management Plan (2019). The proposals complement the landscape of the local area due to the reuse of a dilapidated agricultural building and the erection of a new building in a disused part of the farmyard to the south of the site.

This has been achieved by the reduction in massing and scale of proposed Barn 1 and the small change of the external design of Barn 2. The impact on tranquillity and Dark Night Skies is considered acceptable through the imposition of conditions. Furthermore, this application follows pre-application advice given where alternative options in terms of farm enterprise incomes were considered, such as intensification of the agricultural activity as opposed to diversification. Such intensification would lead to more negative environmental impacts than tourist accommodation due to the degradation of soils, negative impact on ecosystem services and nitrate implications. Permission is therefore recommended.

The application is placed before the Committee given objections from Parish Councils and local representations.

1. Site Description

- 1.1 Drews farm is located within countryside in a valley west of Stansted Park and is in close proximity to the railway line, and is outside of any designated settlement boundary. Stansted Forest and Cherry Row are two local wildlife sites in the immediate area. The site is located within Dark Night Sky Zone E1a: Intrinsic Rural Darkness and scores a medium level of tranquillity in the SDNP Tranquillity Study.
- 1.2 Access is via Finchdean Road to the north of the site and is served by a small dead end track, which also serves neighbouring properties Beech Tree Barn and Drews Granary. Both of which were initially part of the historic farmstead which has since been divided up to form the current ownership of the site.
- 1.3 The proposal site is located within the eastern part of Drews Farm and includes a dilapidated pole barn, and existing agricultural barn and internal hardstanding serving as an informal farm track and informal farmyard.
- 1.4 Outside of the farmstead layout the site is surrounded by agricultural fields and there are views into the site from Stansted Forest (to the south east) and also from Public Rights of Way to the south and east of the site,

2. Relevant Planning History

- 2.1 SDNP/20/03170/APNB – Prior approval for the replacement of existing Agricultural barn with a New Agricultural Barn – No objection – 9th October 2020. (This prior approval was relating to the dilapidated pole barn which is also subject to the new proposals within this application. It includes 8 large roof lights, and 3 larger roller shutter doors facing Drews Granary).

- 2.2 SDNP/20/05452/PRE – Construction of Holiday Accommodation, including 3 glamping pods – Advice given 25th January 2021. The current proposals are following this pre-application advice. The proposals within the pre-application focused on farm diversification to include a total number of 6 holiday let units to be within steddles barn unit, two building units and 3 glamping pods. The pre-application advice determined that the principle of the development would be broadly acceptable and would need to be further supported in any formally submitted application. Concerns were raised within the pre-application advice that the proposed amount of holiday lets could compete for the primary use of the farm.

3. Proposal

- 3.1 The applicant is seeking permission for the construction of Holiday Accommodation in two holiday lets within one large building (Barn 1), 3 Shepherd's Huts and a separate Storage/machinery bay/workshop with cold meat store, Keeper's lodge facilities, office accommodation (Barn 2) and associated works together with a 20kw PV array on top of the existing agricultural barn.
- 3.2 Barn 1 is proposed for holiday accommodation divided into lets side by side within the one building, with the entrance to Let One accessed from the western elevation and the access to Let Two accessed from the northern elevation. Barn 1 has the bedrooms and bathrooms on the ground floor and the living area and kitchens on the first floor. Barn 1 is proposed to be finished with a brick plinth, vertical timber cladding, recessed zinc panels, PPC aluminium window and door systems, and standing seam zinc cladding to Dutch style barn roof.
- 3.3 Barn 2 is proposed to be divided between tractor/machinery store/workshop and the keepers lodge, cold storage, meeting room and estate office. The proposed area for the tractor/machinery store/workshop is both ground floor and first floor. The areas for the cold storage and keepers lodge is located on the ground floor and the estate office and meeting area on the first floor with a recessed balcony. Barn 2 is proposed to be finished with a flint or brick plinth, vertical timber cladding, PPC aluminium window and door systems, standing seam zinc cladding to roof and two roof lights with low transmittance glass on the eastern elevation.
- 3.4 The proposed 3 shepherds huts would be located in the fields south of Barn 2 adjacent to the planted hedgerow between Barn 2 and the existing agricultural barn. The shepherds huts would not be permanently fixed to the location as they would be on metal chassis with iron wheels. They would be finished with corrugated green walls, black roof and the doors and windows are double glazed and made from English Oak.
- 3.5 The proposed 20kw solar PV array would be located on the south facing roof on the existing agricultural barn in the south east corner of the site. It is proposed that there would be 32no. panels.

4. Consultations

4.1 Stoughton Parish Council – Objection

- Involves a significant expansion of the developed area of the existing farm. New buildings are bulky in nature and out of keeping with the rural location within the National Park.
- Proposal contravenes Policy SD23 as it would adversely impact the appearance and amenity of the surrounding area and negatively impact the experience of visitors to the area.
- Does not positively contribute to the natural beauty, wildlife and cultural heritage of the National Park, it is also not in accordance with NPPF para 170.

4.2 Rowlands Castle Parish Council – Objection

- Significant expansion of the developed farm and the appearance and mass would have a detrimental impact to the overall look of the immediate area that is a rural location within the National Park and thus contrary to NPPF para 172 and South Downs Local Plan Policies.

- Does not accord with SD23, as it would adversely affect the appearance and amenity of the surrounding area and detract from the experience of visitors to the area. It does not contribute to the natural beauty, wildlife and cultural heritage of the National Park.
- Strong concern on the size of the buildings being seen from far reaching views from Rowlands Castle and the existing barn should be reused to address the needs of the proposal.
- There does not appear to be clear justification on of the need with particular reference to the site being used to support the shoots at the site.
- A reliance of car use required for the tourism element of the application due to the location not having sufficient public transport links.
- Concern over holiday lets becoming residential properties.
- Amount of glazing raises significant concerns on for Dark Night Skies.
- Letters of support appear to be from outside of the local area.

4.3 Sustainable Economy Officer – No objection

4.4 Ecology – No objection subject to conditions

4.5 CDC Drainage Engineer – No objection subject to conditions

4.6 Southern Water – No objection

4.7 LLFA WSCC – No objection

4.8 Landscape Officer – No objection following amended plans and subject to conditions

4.9 Design Officer – No Objection following amended plans and subject to conditions

4.10 CDC Environmental Health – No objection subject to conditions

5. Representations

5.1 A total of 33 letters of representation were received, 13 were letters of objection, 3 neutral letters and 22 letters of support.

5.2 The letters of objections received raise the following concerns:-

- Environmental damage due to increase in traffic and access concerns
- Size and massing of new buildings
- Light pollution and impact on Dark Night Skies
- Impact on views
- Questions on the validity of support letters
- Air pollution
- Noise pollution
- Lack of justification behind the need
- Flood risk
- Overdevelopment
- Other existing barn could be used
- Impact on users of the National Park, specifically nearby Public Rights of Way
- The use of “Keepers Lodge” being for functions not related to agricultural uses
- Impact on local roads

- Loss of business in other local areas

5.3 The letters of support received raise the following points:-

- Increase in tourism leading to increase in local economy
- Creates jobs
- Prevents land being sold off for redevelopment for potential housing estates
- Increase in visitors and benefitting the wider community
- Low impact accommodation
- Developing already developed land
- Shepherds huts are sympathetic to countryside
- SD40 supports farm diversification
- Modest and environmentally sensitive development
- Commitment to future shoots
- Cold store is essential for local customers
- Better than farm intensification
- Sustainability improvements (PV panels, EV charging points and bike users encouraged)
- Retains and enhances landscape character

6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan comprises the South Downs Local Plan (SDLP) 2014-2033. The policies relevant to this application 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 the area
- To promote opportunities for the public understanding and enjoyment of the special qualities of the area

6.3 If there is a conflict between these two purposes, greater weight shall be attached to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park.

National Planning Policy Framework and Circular 2010

6.4 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 in July 2021. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. It also states that the scale and extent of development within these designated areas should be limited.

Major Development

6.5 Determining whether proposals are major development in terms of paragraph 177 of the NPPF is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined. With regard to the considerations of this site, it is seeking to

adopt a form of farm diversification with an element of holiday lettings. It is considered that the location, size and siting of this proposal are minor in nature and it is therefore not considered major development for the purposes of paragraph 177.

Relationship of the Development Plan to the NPPF and Circular 2010

- 6.6 The Development Plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

National Planning Policy Framework (NPPF) 2021

- 6.7 The NPPF has been considered as a whole and its following sections are particularly relevant in the assessment of this application:

- Achieving sustainable development
- Making effective use of land
- Achieving well-designed places
- Conserving and enhancing the natural environment

The South Downs National Park Partnership Management Plan 2020-2025

- 6.8 The Environment Act 1995 (as amended) requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans “contribute to setting out the strategic context for development and are material considerations in making decisions on individual planning applications.” The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The priorities of most relevance to this proposal are: 1.1 & 3.1.

Other relevant material considerations

- 6.9 The following are relevant material considerations:

- Adopted Parking SPD
- Adopted Sustainable Construction SPD
- Ecosystems Services Technical Advice Note 2019
- Dark Skies Technical Advice Note 2020.

7. Planning Policy

- 7.1 Whilst the South Downs Local Plan (2019) must be read as a whole, the following policies are of significant relevance:

- SD23: Sustainable Tourism
- SD25: Development Strategy
- SD40: Farm and Forestry Diversification
- SD41: Conversion of Redundant Agricultural or Forestry Buildings

- 7.2 The following policies are also considered relevant:

- SD1: Sustainable Development
- SD2: Ecosystem Services
- SD3 Major Development
- SD4: Landscape Character
- SD5: Design
- SD6: Safeguarding Views
- SD7: Relative Tranquillity

- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD19: Transport and Accessibility
- SD22: Parking Provision
- SD48: Climate Change and sustainable Use of Resources
- SD50: Sustainable Drainage Systems
- SD51: Renewable Energy
- SD54: Pollution and Air Quality

8. Planning Assessment

Introduction

8.1 The key issues in this case are:-

- Principle of Development
- Design & Landscape
- Dark Night Skies
- Other Issues

Principle of Development

- 8.2 Primarily it is considered important to consider whether the proposal accords with Policy SD23, which relates to Sustainable tourism. This scheme is considered to generally accord with the requirements of parts a) to f) of the Policy. Inherently there is a difficulty with regard to the location of the development in that it does require the need for travel by private car with little access to travel by more sustainable means. Notwithstanding, once visitors reach the site, the immediate area is served well by public footpaths and the rights of way network for visitors to be able to explore the surrounding area by foot.
- 8.3 Policy SD23 (g) is particularly relevant in that it requires proposals to contribute to the natural beauty, wildlife and cultural heritage of the National Park. This is considered elsewhere within the report, but it is considered that the scheme does accord with this part of the Policy. Policy SD23 (g) also requires that the proposals are closely associated with other attractions/established tourism uses, including the public rights of way network. As already mentioned, the site is served well locally with the Rights of Way network. The applicant will also be providing visitor packs for guests to educate and highlight the special qualities of the National Park. The proposals therefore also accord with this element of the policy.
- 8.4 Having accorded with this element, the Policy does not require the proposals to be part of a farm diversification scheme (part SD23 g (iii)), however this is the basis upon which the application has been submitted and therefore consideration has been given to the requirements of Policy SD40 (Farm and forestry Diversification), even though officers consider the proposal can stand on its own merits and meet the requirements of Policy SD23.
- 8.5 Policy SD40 states that development proposals for diversification will be permitted where the applicant can demonstrate that the proposal contributes to the first purpose of the National Park by providing long-term benefit to the farming or forestry business; that it remains subsidiary to the agricultural operation in terms of physical scale and environmental impact; and that it does not cause severance or disruption to the agricultural holding. The proposals are seeking to have one of the buildings purely for holiday letting and the other for agricultural purposes. Therefore, the holiday let building and the shepherds huts are subservient to the rest of the farming operations on site, especially given the presence of a large agricultural building and associated access and kit in the vicinity. The farming operations will continue to be the primary source of income and it will include grazing a herd of Sussex

Cows, Wiltshire and Welsh Black Mountain sheep, crop rotation for winter wheat, spring barley, oil seed rape, beans and spring oats and partakes in shooting seasons.

- 8.6 The principle of the development was further given consideration in the pre-app application advice. The applicant demonstrated within a farm/estate plan (submitted in pre-app and in this application) alternatives to diversification which included intensification of the agricultural business. It also included the environmental implications of the vision and actions going forward and related its diversification to the purposes of the National Park. It was concluded within the pre-app that should the level of holiday accommodation in a full application remain subsidiary to the agricultural operations it would be acceptable in principle. It also concluded that the environmental impacts of intensification would be far more negative than that of tourism accommodation due to the degradation of soils, negative impact on ecosystem services and nitrate implications as it would need to move towards a more industrial farming operation.
- 8.7 As such, it is considered that the principle of the development is acceptable as it would seek to diversify farming operations to ensure that there is a stronger resilience to changes in farming processes for generations to come. The proposal is therefore considered to accord also with Policy SD40 (having already accorded with Policy SD23).

Design and Landscape

- 8.8 There have been concerns from the Parish Councils and letters of objection which focus on the size, massing, overdevelopment and impact of views. The site is an already developed site with residential buildings in close proximity, the only element of the proposal which is seeking to develop outside of the existing farmstead and buildings is the shepherds huts in the field to the south of the site.
- 8.9 It was considered that the originally proposed scale of Barn 1 in particular, would have resulted in a negative impact on the local area due to the ridge height and proximity to neighbouring properties. This concern was also raised by the Design Officer. Amended plans were received which showed a decrease in height from the ridge from 7m to 6.3m. The new ridgeline is considered to fit more appropriately to the surrounding buildings and farmstead and is not considered to have a significant negative impact in terms of landscape. The use of materials for Barn 1 are considered to be appropriate and in keeping with a farming design and would be considered subservient in nature from the residential properties in the immediate vicinity. The use of timber and a brick plinth are akin to agricultural buildings used for storage such as barns and this would give visitors to the site an authentic experience that would be expected when visiting a working farmstead. The internal layout of Barn 1 provides two separate holiday lettings which are side by side and could also be used as one for a large group. The layout proposes to have the bedrooms and bathrooms on the ground floor and the living rooms area and kitchens on the first floor. Finally, through concerns regarding the glazing on the northern and western elevation and its proximity to the neighbouring residential property a condition has been imposed that requires the utility WC window on the northern elevation and the utility window on the western elevation to be obscure glazing (Condition 13). It is considered that the design and layout of Barn 1 would be in accordance with SD1, SD4, SD5, SD6, SD23 and SD48 of the South Downs Local Plan (2019).
- 8.10 Barn 2 raised far less concerns regarding the massing and scale of the building as the height was justified as it is to enable the storing of large farming machinery and plant in one half of the building and thus facilitating further agricultural processes on site. However, there were concerns regarding the proposed balcony to have a glazed balustrade as it would not be in keeping with the agricultural context of the site and would be seen from far reaching views by users of Stansted Forest and the footpaths to the south and east of the site. The balcony is now timber clad and more in keeping with the overall building and the farmstead design. The external finishing of the Barn 2 is also in line with agricultural design as it would be timber and flint or brick plinth. The landscape and design officers now raise no objection to the external features of Barn 2 subject to conditions in section 10.2 of this report. Finally, it is considered that the internal layout of Barn 2 is acceptable for the intended use and as such Barn 2 is considered to be in accordance with SD1, SD4, SD5, SD6, SD23 and SD48 of the South Downs Local Plan (2019).

- 8.11 The design of the shepherds huts are corrugated metal green walls, black roofs and timber doors and windows. The purpose of these huts are to provide for a different experience to that proposed for Barn 1 as the huts are to encourage smaller tourism groups as two of the huts will sleep 2 adults, and the third hut being slightly longer would accommodate 2 adults and a child. They are self-sufficient and have their own kitchen and washing facilities. The design is in keeping with the agricultural design of the farmstead and, whilst they will be visible from adjacent public rights of way, they would have a minimal impact in terms of design and landscape. The shepherds huts are in accordance with SD4, SD5, SD6, and SD23 of the South Downs Local Plan (2019).
- 8.12 The proposed 20kw PV array on the existing agricultural barn have little impact of this proposal on the landscape. It is appreciated that the solar array could cause a reflection that could be seen on occasion from far reaching views, it is not considered to be a substantial negative impact when compared to the benefits it will provide for renewable energy requirements on the site. As such, this element of the proposal accords with SD1, SD4, SD5, SD6 and SD51 of the South Downs Local Plan (2019).
- 8.13 The layout of the site also seeks to further utilise the existing courtyard and hardstanding so that the parking is contained close to each new property. Furthermore, the applicant is proposing to provide 2 electric vehicle charging points, and an Air Source Heat Pump to supply both Barn 1 and Barn 2. It is considered that the applicant is seeking to utilise sustainable options where further information is to be provided in accordance with imposed conditions in section 10.2 of this report.

Dark Night Skies

- 8.14 A number of objections (including that from the Parish Council) raise concerns in relation to the impact of the proposals in relation to Dark Night Skies and light pollution due to the presence of roof lights and the amount of glazing proposed on both buildings. It is considered that the arrangement is acceptable subject to conditions for mitigation measures for Dark Night Skies (Condition 12). It is considered that this is the appropriate method to address the concerns raised.

Other Issues

Concerns by Objectors

- 8.15 Concerns have been raised by a number of objections regarding the impact on the local amenity such as air and noise pollution, increase in traffic causing a negative impact on the environment. Whilst Environmental Health has not raised an objection it is considered that conditions relating to the holiday letting accommodation are imposed (Conditions 13, 14, 15, 16 and 18). No concerns were raised by statutory consultees regarding air pollution or a negative impact on the environment.

Ecosystem Services and Biodiversity Net Gain

- 8.16 The proposals provide a number of ecosystem gains which accord with SD2 (particularly, a, b, e, f, h, j and k) as the proposal seeks to ensure that the farm continues to provide sustainable production of food and is sustainably managing the land through the farm diversification. Furthermore, through the provision of additional biodiversity enhancements and landscaping (Conditions 4 and 5) the proposal accords with the creation of better and joined up habitats and the increased ability to store carbon through new planting. Finally, the proposal encourages access to the National Park (SD2, k) and allows people to improve their health and wellbeing by being located within the National Park (SD2, j) as this will promote visiting sites away from urbanised zones.

Sustainability

- 8.17 The proposal is seeking to include a number of sustainable constructions features which include air source heat pumps, sustainably source materials and a significant number of solar panels (32no.), these elements of the proposal accord with SD2 (e) (improve National Park's resilience to, and mitigation of, climate change) and also SD48, SD50 and SD51 in terms of sustainable construction, sustainable drainage systems and renewable energy. To fully comply with this commitment, Conditions 7, 8, 9 and 10 have been imposed.

CIL and Section 106

- 8.18 Elements of this proposal would be CIL liable and the final calculations for this would be completed post decision, should the application be approved, by the CIL team. In order to secure the use of Barn 1 and 2 as a diversification project associated with the agricultural holding known as Drews Farm it is proposed a Section 106 is attached to any permission granted. Officers have applied the test detailed within NPPF paragraph 57 and this planning obligation accords with the test as it will ensure the development is acceptable in planning terms, is directly related to the development and reasonably related to the scale and kind of development.

9. Conclusion

- 9.1 In conclusion, the proposals are acceptable in terms of the South Downs Local Plan (2019), the NPPF (2021) and the South Downs Partnership Management Plan (2019). The proposals are considered acceptable in terms of impact on the landscape character of the site and wider area, Dark Night Skies, Neighbouring Amenity and farm diversification. Permission is therefore recommended subject to the conditions and Section 106 detailed in section 10 below.

10. Reason for Recommendation

- 10.1 That planning permission be granted subject to the conditions set out in 10.2 below

10.2 List of Conditions

The particularly relevant conditions to this proposal are Conditions 13, 14, 15, 16 and 18 (holiday letting conditions), with typical conditions for landscape (Conditions 5 and 6), biodiversity enhancements (Condition 4) and sustainable construction (Conditions 7, 8, 9 and 10). The remaining conditions would be considered generic in terms of planning applications of this type.

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 of the Town and Country Planning Act 1990 (as amended)

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

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

3. The shepherds huts hereby permitted shall be carried out in accordance with the approved plans and the approved the details within the approved "Shepherds Hut Finishing" and "Addendum Statement" dated 20/07/2021.

Reason In the interests of local amenity.

4. Prior to commencement of Barn 1 and Barn 2 (as per approved plans 0329-151 Rev P4; 0329-450 Rev P3; 0329-150 Rev P4 & 0329-451 Rev P3), 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.

5. Prior to the commencement of Barn 1 and Barn 2 (as per approved plans 0329-151 Rev P4; 0329-450 Rev P3; 0329-150 Rev P4 & 0329-451 Rev P3), hereby permitted a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. The scheme of planting shall include native tree species between the shepherds huts and the abovementioned barns. All such approved details shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting

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 otherwise agreed in writing by the Local Planning Authority. The scheme design shall include the following details

- a. Layout of planting to show plant species, nursery planting sizes, locations, densities and numbers;
- b. Areas of grass & specification for seeding or turfing as appropriate

Reason: To ensure a satisfactory development and in the interests of amenity, landscape character and the preservation of the scenic quality of the National Park.

6. Prior to the commencement of Barn 1 and 2 (as per approved plans 0329-151 Rev P4; 0329-450 Rev P3; 0329-150 Rev P4 & 0329-451 Rev P3) hereby permitted a detailed scheme of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. All such hard landscape works as may be approved shall then be fully implemented in accordance with the approved development. The scheme design shall include, but not be limited to, the following details:
 - a. Proposed and existing levels and contours
 - b. Layout of surfaces including materials, permeability, kerbs, edges, steps, ramps;
 - c. Boundary treatments including gates and doors
 - d. Any ancillary structures

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

7. Prior to the commencement of Barns 1 and 2 (as per approved plans 0329-151 Rev P4; 0329-450 Rev P3; 0329-150 Rev P4 & 0329-451 Rev P3) hereby permitted detailed information in a design stage sustainable construction report in the form of:
 - a. design stage SAP data (Barns 1, 2 and PV Panels)
 - b. design stage BRE water calculator (Barns 1 and 2 only)
 - c. product specifications (Barns 1, 2 and PV Panels)
 - d. building design details (Barns 1, 2 and PV Panels)
 - e. layout or landscape plans demonstrating that the building (Barns 1 and 2 only) has:
 - i reduced predicted CO₂ emissions by at least 19% due to energy efficiency and;
 - ii reduced predicted CO₂ emissions by a further 10% due to on site renewable energy compared with the maximum allowed by building regulations
 - iii EV charge points
 - iv predicted water consumption no more than 110 litres/person/day
 - v separate internal bin collection for recyclables
 - vi compost bin and providing evidence demonstrating:
 - vii sustainable drainage and adaptation to climate change
 - viii selection of sustainable materials shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be built in accordance with these agreed details.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaption to predicted climate change.

8. Prior to the first use of Barns 1 and 2 (as per approved plans 0329-151 Rev P4; 0329-450 Rev P3; 0329-150 Rev P4 & 0329-451 Rev P3) hereby permitted, the approved 20kw solar PV array will be installed on the existing barn (as per approved plan 0329-151 Rev P4) and shall remain in good working order for the lifetime of the development.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change.

9. Development shall not commence on Barn 1 and Barn 2 (as per approved plans 0329-151 Rev P4; 0329-450 Rev P3; 0329-150 Rev P4 & 0329-451 Rev P3) until full details of a proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. Barn 1 shall not be occupied and Barn 2 shall not be used until the surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason: To ensure the satisfactory drainage of the site and the efficient maintenance and ongoing operation of the SuDS system and to ensure the best practice in line with the most up-to-date guidance.

10. Development shall not commence on Barn 1 or Barn 2 until full details of the proposed means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The foul drainage system shall be retained as approved thereafter.

Reason: In order to secure a satisfactory standard of development that meets the requirements of Policy SD17 of the South Downs Local Plan 2014-2033. To ensure that the proposed non-mains drainage system does not harm groundwater resources in line with the National Planning Policy Framework and Position Statement G of the 'Environment Agency's approach to groundwater protection'.

11. No development on Barn 1 and 2 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. The development shall be carried out in full accordance with the approved schedule and samples and shall be retained as approved thereafter.

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.

12. Notwithstanding the details shown on the approved plans, no development on Barn 1 and 2 shall be carried out above ground floor slab level until, details of all external lighting (designed to minimise impacts on wildlife, landscape and dark night skies) and details of the mitigation measures proposed to prevent adverse impacts on the International Dark Skies Reserve from internal lighting shall been submitted to and approved in writing by the Local Planning Authority. External lighting and mitigation details shall be consistent with the SDNPA Dark Night Skies Technical Advice Note. The external lighting and mitigation measures shall be installed, maintained and operated in accordance with the approved details

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity, wildlife, landscape qualities and the integrity of the International Dark Night Skies Reserve.

13. Before the first occupation of Barn 1 (0329-450 Rev P3) hereby permitted the utility WC window on the Northern elevation and the utility window on the Western elevation shall be fitted with obscure glazing. The windows shall be permanently retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjacent property.

14. Prior to the first use of the development hereby permitted, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not be limited to, details of:

- a. All patrons to sign up to site rules through terms and conditions;
- b. Curfew for amplified music after 22:30;
- c. Dogs policy i.e. if allowed on site to be kept on leads and all dog fouling cleared promptly;
- d. Fire and barbecue rules;
- e. A complaints procedure in place, including management contact details to be displayed prominently at the site and on the website. All complaints and actions must be logged and made available to the Local Planning Authority on request.
- f. A member of management to be available when patrons are in attendance;
- g. Waste disposal;
- h. Visitors pack detailing pertinent points of the National Park (including the nearby Ancient Woodland, and local habitats), location and footpath use

Thereafter the development shall be undertaken in full accordance with the agreed details.

Reason: In the interest of amenity and to enable the Local Planning Authority to regulate and control the development and use of land.

15. The shepherds huts hereby approved shall be used for the purposes of holiday accommodation only. Should the use of the shepherds huts cease for longer than 12 months, the huts and associated services (electricity, water, etc.) shall be removed from the site and the ground restored to its previous condition.

Reason: To ensure that the holiday accommodation is occupied in accordance with the justification for the development provided and in the interest of landscape character.

16. Barn 1 shall be used for holiday accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure that the holiday accommodation is occupied in accordance with the justification for the development provided.

17. Barn 2 shall be carried out in accordance with the approved plans and details and thereafter used solely for purposes ancillary to the main agricultural operation at Drews Farm, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the agricultural function of the building.

18. The holiday accommodation hereby approved shall not be occupied by any person, group or their dependants, for a period of more than 28 days in any twelve month period. A register of the occupancy of the Barn 1 and the shepherds huts shall be maintained and kept up-to-date by the operator of the units, and shall be made available to the Local Planning Authority upon request (within 14 days of a written request being made). It shall record the names and addresses of all visitors and their arrival and departures dates.

Reason: This development is only acceptable as holiday accommodation for use by short term visitors to the area. There is a need to ensure that practical and permanent management measures are in place to control the short term visitor accommodation.

11. Crime and Disorder Implications

- 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 advice from the SDNPA Development Management Officer and SDNPA Historic Buildings Officer during the application and the opportunity to provide additional information to add additional value as identified by SDNPA Officers and consultees.

TIM SLANEY

Director of Planning

South Downs National Park Authority

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SDNPA Consultees: Director of Planning & Legal Services
Background Documents:

Current Application Documents

[https://planningpublicaccess.southdowns.gov.uk/online-
applications/applicationDetails.do?keyVal=QR793OTUH5C00&activeTab=su
mmary](https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=QR793OTUH5C00&activeTab=su
mmary)

South Downs Partnership Management Plan

[https://www.southdowns.gov.uk/partnership-management-
plan/](https://www.southdowns.gov.uk/partnership-management-
plan/)

South Downs Local Plan

https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf

National Planning Policy Framework

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Adopted Parking SPD

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/supplementary-planning-documents/parking-spd/>

Adopted Sustainable Construction SPD

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/supplementary-planning-documents/sustainable-construction-supplementary-planning-document/>

Ecosystem Services Technical Advice Note 2019

<https://www.southdowns.gov.uk/wp-content/uploads/2018/04/Core-07-Ecosystem-Services-Technical-Advice-Note-non-householder.pdf>

Dark Skies Technical Advice Note 2020

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/dark-skies-technical-advice-note-tan/>

