

Agenda Item 10
Report PC 21/22-36

Report to **Planning Committee**
Date **20 January 2022**
By **Director of Planning**
Local Authority **Winchester City Council**
Application Number **SDNP/21/05479/FUL**
Applicant **M & R Morton Limited**
Application **Proposed Agricultural Building and associated Infrastructure
(Inclusive of Hardstand, Attenuation Pond and Landscaping)**
Address **Bramdean Farm, Petersfield Road, Bramdean, Hampshire SO24 0LR**

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

Site Location Map



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Executive Summary

The applicant seeks permission to erect a new barn to support the farming operation. The key considerations are:

- The site of the proposed agricultural building and associated landscaping is currently open agricultural fields and there are no buildings currently located on the site.
- A number of the existing farm buildings at Bramdean Farm need to be replaced and the submitted Agricultural Holdings Analysis report goes into depth as to the reasons why some of the existing buildings need replacing and why the existing farm yard cannot accommodate the required needs of the farming business.
- It is proposed, through the erection within the redline site of an agricultural building and associated infrastructure, that the farming operation can be carried out more effectively. The development will facilitate the concentration of grain storage for surrounding farming group, (as shown on Appendix I of the Agricultural Holdings Analysis).
- The site is proposed to be accessed via an existing track and access off the A272.
- No significant impacts would occur upon surrounding amenities or National Park landscape or adjacent Heritage Assets.

The application is placed before Members due to the scale of the proposal and previous Committee decisions.

1. Site Description

- 1.1 The application site is located approximately 500m south-east of Bramdean village. The site is situated on the on the south side of the A272 and consists of some 2.36 hectares of arable farming land. Access to the site is via a wide field track with existing bellmouth. This field track is also identified as the Bramdean and Hinton Ampner Footpath 17. The current access and track leads to an existing agricultural building to the north of the site and the surrounding agricultural fields. The land rises from the north to the south within the site, from the A272 that sits towards the base of the valley.
- 1.2 The site of the proposed agricultural building and associated landscaping is currently open agricultural fields and there are no buildings currently located on the site. Residential properties known as Woodcote Manor Cottages are located 160m (approx.) to the east, north of the A272. Beyond this to the north of the site lies Woodcote Manor, a Grade II* listed building and associated grounds. Woodcote Manor is 340m (approx.) from the application site. An existing hedgerow with protected Copper Beech trees separates the site from the A272.
- 1.3 The farming enterprise covers a total of 1,300 ha. (approx.) of which 210 (approx.) hectares is owned by the Applicant and the rest is rented or contracted. All of the land falls within the South Downs National Park.
- 1.4 The existing Bramdean Farm comprises the following buildings and structures:
 - Traditional barn used as a machinery store/workshop/fertiliser store, and
 - 2,000t grain storage in silos and on floor with a continuous flow drying and cleaning facility.

2. Relevant Planning History

- 2.1 The following planning history is relevant to the application site:
 - SDNP/18/03404/FUL Proposed Agricultural Grain Store, Agricultural Building and Associated Infrastructure. Permission refused. 20th December 2018. The reasons for refusal can be summarised as follows:
 1. *The proposal constitutes major development in a National Park, for which planning permission should only be granted in exceptional circumstances. The need for the development within the National Park has not been adequately demonstrated in accordance with paragraph 172 of the National Planning Policy Framework.*

2. *The proposed development, by virtue of its siting, scale and design would not be of an exemplary standard of design which would make a positive contribution to the character and appearance of the area in regard to the visual amenities of the National Park.*
 3. *The proposed development would negatively affect the public right of way network due to the increase in vehicles using the public right of way. The additional traffic would pose a safety concern and would increase levels of dust, air and noise pollution.*
 4. *Insufficient information has been provided to demonstrate that the proposals incorporate a satisfactory means of managing ground and surface water pollution associated with the proposed development.*
 5. *It has not been demonstrated that the development would not pose a risk to highway safety.*
- SDNP/19/01382/APNB - This application was for agricultural prior notification for a single new barn. General purpose single agricultural building, steel framed portal span construction with single central apex and twin pitched roof. It was determined that prior approval was required. It was considered that from the information supplied it had not been demonstrated that the proposed barn would be acceptable in terms of its size, siting and visual impact to the area.
 - SDNP/19/06035/FUL Proposed Agricultural Grain Store, Agricultural Building and Associated Infrastructure (Inclusive of Hardstanding, Attenuation Pond and Landscaping)). The SDNPA planning committee granted planning permission for application SDNP/19/06035/FUL on 14th December 2020 for “an agricultural grain store, agricultural building and associated infrastructure (inclusive of hard standing, attenuation pond and landscaping)” at land to the south west of Woodcote Manor Cottages, Petersfield Road, Bramdean. The owner of an adjacent listed property, Woodcote Manor, challenged the decision of the SDNPA through Judicial Review. The application for judicial review was brought on three grounds which can be summarised as follows:-
 1. Ground 1 – Major development in the National Park. Failure to have regard to the principle of consistency of decision making/error of fact between previous decisions and the application for planning permission or failure to give reasons as to why the development was not ‘major development’. Failure to apply the correct test in assessing ‘major development’.
 2. Ground 2 – Heritage impact. Assessment and weight of impact of the development upon Woodcote Manor and the Gardeners cottage.
 3. Ground 3 – Noise impact and conditions. Imposition of unlawful noise conditions and condition dealing with traffic impact.

The SDNPA conceded the claim on the basis that a material error of fact occurred when explaining the differences between an earlier application in 2018 and the proposed development, in relation to the reason why the earlier application in 2018 was considered major development and the proposed development was not. The permission was quashed by a court order. The planning application was subsequently withdrawn by the applicant on the 8 June 2021.

3. Proposal

- 3.1 The development proposed consists of a single agricultural building and associated infrastructure (inclusive of hardstanding, attenuation pond and landscaping).
- 3.2 The proposed development includes a total of circa 2,160 sqm GIA of new floorspace, to measure 60m (length) x 36m (depth) and a ridge height of 10m.
- 3.3 It is proposed that the building would be subdivided to provide covered and safe storage space for grain, fertiliser and machinery and welfare facilities for staff.
- 3.4 To support the application in terms of providing Ecosystem Services gains and drainage capacity, an attenuation pond is proposed with supporting habitat to be provided through

suitable planting enhancements. An attenuation pond is proposed to be sited to the west of the site in an adjacent field beyond the access track.

- 3.5 The applicant has sought to justify within the submitted documents, in particular the Planning Statement and Agricultural Holdings Analysis that the application is required in order for the farm to remain sustainable and viable in the longer term. It seeks to demonstrate that the Applicant's ability to remain so is significantly constrained by the existing buildings at Bramdean Farm which it is claimed are not fit for purpose and cannot be adapted to be fit for purpose. The application documents state that the buildings are too small, are in poor and declining condition, and that there is insufficient turning and circulation space in the yard for larger farm vehicles and machinery, as well as significant safety concerns. Furthermore, that there is no additional land available to expand at the existing farmstead and therefore this application has been submitted seeking approval for an alternative site for a purpose-built storage building.
- 3.6 The proposed site has been identified by the applicant as being the most suitable solution having regard to land ownership and operational efficiencies. The application is supported by a Landscape Visual Impact Assessment.

4. Consultations

4.1 Bramdean & Hinton Ampner Parish Council: No response received

4.2 Archaeology: No objection.

- No objection subject to conditions.

4.3 Conservation Officer: Comments were received in relation to the previous scheme, SDNP/19/06035/FUL, and remain relevant insofar as the following:

- The various listed buildings plus non-designated heritage asset have a high degree of heritage significance and we as the Local Planning Authority have a duty to pay special regard to the desirability of preserving their setting when determining the current planning application.
- This is a weighted duty. Using Historic England's four-step assessment methodology, I have concluded that:
 1. Step 1; the heritage assets whose setting might be affected are Woodcote Manor (Grade II*) and the associated garden wall and gazebo, coach house, barn and gardeners cottage (all Grade II listed). The setting of a non-designated heritage asset, the parkland in which the other assets sit, could also be affected.
 2. Step 2: the parkland makes an important contribution as part of their immediate setting to the significance of the heritage assets and allowing that significance to be appreciated. The land beyond that (which includes the development site) does form part of a wider, agricultural landscape setting but makes no particular contribution beyond that of proximity.
 3. Step 3: The land beyond the parkland plays only a minor role in the setting of the heritage assets and the proposal is for the insertion of agricultural buildings into an agricultural landscape of long standing. By virtue of their modern form, these will affect the appearance of the landscape but my judgement is that this harm is 'less than significant' and relates to a part of the setting that is relatively unimportant.
 4. Step 4: greater efforts need to be demonstrated to planning committee that 1) the chosen site really is the only one that can reasonably accommodate the buildings, and 2) that the impact of the buildings can be mitigated by design choices.
- If members share the view set out above regarding harm, paragraph 196 of the NPPF tells us that this harm should be weighed against the public benefits of the proposal.
- However, I would suggest that, if an alternative site for the development exists which would be neutral in its impact on the setting of the heritage assets and which did not

have insurmountable issues in other regards, that site should be selected ahead of this one.

- If no such site exists, planning committee must satisfy itself that, having paid special attention to the desirability of preserving the setting of Woodcote Manor and other heritage assets, the public benefits that arise from the proposals outweigh any harm to their setting that might arise should it wish to approve the application.

Officer Comment – The applicant has responded to these comments within the revised submission within paragraphs 6.53 through to 6.71 of the Design, Planning and Access Statement.

4.4 **Ecology:** Comments were received in relation to the previous scheme, SDNP/19/06035/FUL, and remain relevant insofar as the following:

- No objection subject to conditions with regard to compliance with submitted ecology details and lighting. The River Itchen SAC and SSSI is located 3km west of this development. There are not considered to be any likely significant effects of this proposal on the integrity of the River Itchen SAC, SSSI or any other designated nature conservation sites.

4.5 **Environmental Health: No objection**

- Subject to a condition requiring compliance with the submitted noise report.

4.6 **Environment Agency: No objection**

4.7 **Highways: Holding objection.** Requiring further details to be provided. The case officer has advised the Highway Consultee that a justification in the form of a Technical Note for the access design was submitted to and accepted by the Highway Officer for the previous greater scale scheme, SDNP/19/06035/FUL:

- The updated access proposals have been reviewed by HCC's engineering team. The existing access is onto the A272, which at this point is national speed limit. The submitted plans show that the required visibility of 2.4 x 215m can be achieved and this has been checked on site.

4.8 **Design and Sustainable Construction:** Comments were received in relation to the previous scheme, SDNP/19/06035/FUL, and remain relevant insofar as the following:

- A grain store is not something that could be assessed by BREEAM, assuming such a building will not be heated, so an energy calculation for the building's use is not relevant. In such a case the applicant should be looking for opportunities for e.g. efficient lighting (LEDs) and if applicable green roof/PV. The use of local timber ('Grown in Britain' certified, or failing that FSC construction or cladding), all subject to what is appropriate in design terms. Suggest the submission of a sustainable design report be conditioned.

4.9 **Landscape:** Comments were received in relation to the previous scheme, SDNP/19/06035/FUL, and remain relevant insofar as the following:

- No objection following further information and clarification by the applicant, subject to following conditions:
 - Tree Protection Plan and Arboricultural Method Statement due to proximity to beech trees that are iconic along the 272.
 - Landscape and Ecological Management Plan.
 - Standard soft and hard landscaping details.
 - Material for building and roof. Would expect something along the lines of concrete base, timber cladding and a cement fibreboard roof.

4.10 **Tree Officer:** No Objection subject to:

- Compliance with the submitted Arboricultural Method Statement.

- 4.11 **Rights of Way:** Comments were received in relation to the previous scheme, SDNP/19/06035/FUL, and remain relevant insofar as the following:
- No objection following accordance with the submitted amended plan showing post and rail mitigation, in so long as users would still have rights to use the whole 12ft width path as described in the definitive statement.
- 4.12 **Drainage Engineer: No Objection.**
- Satisfied for drainage details to be finalised through the proposed condition.
- 5. Representations**
- 5.1 No letters of representation have been received at the time of writing this report.
- 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, greater weight shall be given to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in a National Park, whereby conservation takes precedence. There is also a duty upon the Local Planning Authority 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 The National Planning Policy Framework (2021) is considered holistically although the following sections are of particular relevance to the applications:
- Section 2: Achieving sustainable development
 - Section 12: Achieving well-designed places
 - Section 15: Conserving and enhancing the natural environment
 - Section 16: Conserving and enhancing the historic environment
- 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 revised National Planning Policy Framework (NPPF) (2021). The Circular and NPPF confirm that National Parks have the highest status of protection. The NPPF states at paragraph 176 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. It states “*the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*”
- Relationship of the Development Plan to the NPPF and Circular 2010
- 6.5 The development plan policies listed below have been assessed against the NPPF and are considered to be compliant with it.
- South Downs Partnership Management Plan 2020-2025
- 6.6 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 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 relevant policies include: 1, 3, 4, 5, 9, 13, 55.

Other relevant material considerations

6.7 The following are relevant considerations:

- Adopted Sustainable Construction SPD.
- Ecosystems Services Technical Advice Note 2019.
- Dark Night Skies Technical Advice Note 2020.
- Draft Design Guide SPD. This draft document has undergone public consultation but has limited weight in decision making currently.

Bramdean and Hinton Ampner Village Design Statement

6.8 The Bramdean and Hinton Ampner Village Design Statement, whilst not part of the development plan for the National Park, is a material consideration when assessing planning applications within this location. The relevant considerations that must be considered when assessing the acceptability of the proposals are;

- The character of Bramdean should be preserved by the positive management of hedgerows and woodlands, including pollarding and planting.
- The open views of the countryside as seen from the A272 should be maintained by restricting development which would cut off the existing long views to the ridges on either side of the valley.
- Footpaths and sign posting should be maintained and reinstated, where necessary.
- Agricultural buildings, silos, telecommunication masts etc. should be carefully designed and located, to avoid intruding on the beauty of the landscape.
- The rural character of all roads should be maintained i.e. no kerbs or street lighting, and no additional roadside pull-ins.

Legislation for heritage assets

6.9 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for planning permission and listed building consent. These are summarised below.

6.10 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states “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 building or its setting or any features of special architectural or historic interest which it possesses.”

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

6.11 A screening of the current application has concluded that the proposals do not constitute EIA development for reasons of its scale, use, character and design and environmental considerations associated with the site and proposals.

7. Planning Policy

7.1 The following policies of the South Downs Local Plan 2019 are relevant:

Key Policies

- SD4: Landscape Character
- SD9: Biodiversity and Geodiversity

- SD11: Trees, Woodland and Hedgerows
- SD12: Historic Environment
- SD13: Listed Buildings
- SD39 Agriculture and Forestry

Other particularly relevant policies

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD3 Major Development
- SD5: Design
- SD6: Safeguarding Views
- SD7: Relative Tranquillity
- SD8: Dark Night Skies
- SD16: Archaeology
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD20 Walking, Cycling and Equestrian Routes
- SD21: Public Realm, Highway Design and Public Art
- SD25: Development Strategy
- SD34: Sustaining the Local Economy
- SD48: Climate Change and Sustainable Use of Resources
- SD49: Flood Risk Management
- SD50: Sustainable Drainage Systems
- SD51: Renewable Energy
- SD54: Pollution and Air Quality
- SD55: Contaminated Land

8. Planning Assessment

Major Development

8.1 NPPF paragraph 176 states that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. 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 and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”

8.2 NPPF paragraph 177 states that:

“When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”

8.3 Footnote 60 states that:“

For the purposes of paragraphs 176 and 177, whether a proposal is ‘major development’ 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.

8.4 It is considered, taking account of nature, scale and setting, and the impacts on the purposes for which the National Park was designated, that the proposal is not major development.

8.5 It is important to note when assessing whether or not the proposal is major development that when previously considering a full planning application in 2018 (SDNP/18/03404/FUL) for a similar scheme, but comprising two buildings rather than the one now proposed, the Officer took a view that, due to the scale and nature of the proposed development, that it would constitute “major development” pursuant to the NPPF.

8.6 That previous decision is clearly a material consideration in the assessment as to whether or not this proposal is major development, because of the principle of consistency in planning decisions established in various case-law. The Court of Appeal summarised the duty of consistency in the following way in *North Wilts v Wiltshire Council*, which is cited in full below (not least as this was raised as an issue by the successful claimant in the previous judicial review proceedings)

In this case the asserted material consideration is a previous appeal decision. It was not disputed in argument that a previous appeal decision is capable of being a material consideration. The proposition is in my judgment indisputable. One important reason why previous decisions are capable of being material is that like cases should be decided in a like manner so that there is consistency in the appellate process. Consistency is self-evidently important to both developers and development control authorities. But it is also important for the purpose of securing public confidence in the operation of the development control system. I do not suggest, and it would be wrong to do so, that like cases must be decided alike. An inspector must always exercise his own judgment. He is therefore free upon consideration to disagree with the judgment of another but before doing so he ought to have regard to the importance of consistency and to give his reasons for departure from the previous decision.

To state that like cases should be decided alike presupposes that the earlier case is alike and is not distinguishable in some relevant respect. If it is distinguishable then it usually will lack materiality by reference to consistency although it may be material in some other way. Where it is indistinguishable then ordinarily it must be a material consideration. A practical test for the inspector is to ask himself whether, if I decide this case in a particular way, am I necessarily agreeing or disagreeing with some critical aspect of the decision in the previous case? The areas for possible agreement or disagreement cannot be defined but they would include interpretation of policies, aesthetic judgments and assessment of need. Where there is disagreement then the inspector must weigh the previous decision and give his reasons for departure from it. These can on occasion be short, for example in the case of disagreement on aesthetics. On other occasions they may have to be elaborate."

8.7 In light of the principle of consistency, clear reasons for departing from that earlier decision are required. It is considered that the following are sufficient reasons why a different decision as to major development can be reached. Primarily the revised application addresses the concerns in terms of landscape impact and agricultural justification. Thus allowing the LPA to make an informed decision on an evidenced based application and thereby concluding that the scheme would not constitute major development in terms of paragraph 177 of the NPPF.

- 8.8 It should also be noted that it was raised in the previous judicial review by the successful claimant that the decision to call in the proposal (which stated that the development was major development for the purposes of the DMPO) should have been followed.
- 8.9 That decision was taken by the Director of Planning and stated that the application, “has the potential to have a significant impact on the purposes for which the South Downs National Park has been designated, in part being an application that is classed as ‘major’ in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- It further explained that:
- “The proposed development would involve the introduction of two large agricultural buildings and associated infrastructure and activity into an undeveloped site in a sensitive location. The site is located in the open countryside in a prominent location adjacent to the A272 and a public footpath. The site is within close proximity to protected trees and in close proximity to potential archaeological remains (possible barrows west of Woodcote Manor Cottages).*
- Given the scale of the development and the sensitive nature of the site, the proposal has the potential to have a significant impact on the natural beauty, wildlife and cultural heritage of the South Downs National Park, and as such the first purpose of designation.”*
- 8.10 It is considered that this particular decision is distinguishable from the present decision that Members are considering when determining this planning application and as such there is no obligation to follow it or provide reasons for departing from it. This is because:
- i) It was essentially a procedural decision and not a determination of the full merits of the application. In particular, the basis of the Direction was to assess whether or not the proposal had the potential to have a significant impact on the purposes for which the South Downs National Park was designated. That differs to the test as to what is a major development for the purposes of para. 172 of the NPPF
 - ii) The Direction’s reference to major development included the outcome of an application of the test as to what is a major application for the purposes of the 2015 DMPO. This test differs to the policy test of what is major development for the purposes of the NPPF (as supported by various legal authorities, including *Aston v SSCLG* [2013] EWHC 1936 (Admin), *R. (Forge Field Society) v Sevenoaks DC* [2014] EWHC 1895 (Admin) and *R (Green) v SDNPA* [2018] EWHC 604 (Admin).
- 8.11 But in any event, it is considered that there are good reasons to depart from the analysis set out in the Direction above, when considering the planning merits of the scheme. The single farm building now proposed is clearly related to the physical and functional form and evolution of the farm and has been evidenced as such through analysis of the submitted reports. The application required few specialist assessment documents or formal Environmental Impact Assessment, and a screening opinion was undertaken by officers when the application was validated. Impacts can be assessed through the usual examination of the submitted information, as follows in the next sections of this report.
- 8.12 It is therefore concluded that the development is not major development for the purposes of paragraph 176 & 177, footnote 60 of the National Planning Policy Framework (NPPF). Accordingly, exceptional circumstances do not need to be demonstrated. However, a considered examination of the need for and effect of the proposals is required in accordance with applicable planning policies and practice, as set out below.
- 8.13 The remaining main considerations are:
- Principle of Development and Agricultural Justification
 - Landscape and Visual Impact
 - Impact on Listed Buildings and Heritage Assets
 - Drainage and Water Environment
 - Biodiversity, Ecology and Ecosystem Services
 - Sustainable Construction

- Impact on Surrounding Residential Amenities
- Highways, Access and Traffic
- Public Rights of Way
- Dark Night Skies
- Archaeology

These are considered in turn below:

Principle of Development and Agricultural Justification

- 8.14 The paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out the three dimensions to sustainable development: economic, social and environmental.
- 8.15 The farm's primary business is that of growing conventional arable crops and with an emphasis on grass seed production and additionally high value niche cropping including mappeas for pigeon feed. The farm also has a sheep flock comprising around 900 ewes. The objective of this proposal for a new barn is to re-site the current farm building facilities to a new location on the farm in order to provide appropriate facilities for modern farming techniques and machinery. The applicant within their submission states that the existing farm yard, being located further along the A272 towards the main village is inadequate for their current needs by being located on a restricted area with inadequate turning areas and lorry loading facilities, resulting in the site being unsustainable. Furthermore, that there are third party rights of access across the farmyard that create major health and safety issues and an increased accident risk. Finally, that the current inadequate facilities are restricting the business and are preventing it from tendering competitively to farm more land, leading to a loss of business opportunities and impacting the sustainable future of the business.
- 8.16 The submitted Agricultural Holdings Analysis confirms that this site has been selected through a site selection process and that the key factors that led to the redline site subject of this report included:
- a) Ease of access to the main highway
 - b) Level site
 - c) Minimal landscape impact
 - d) Availability of power
 - e) Ease of access to and from the farmed land
- 8.17 To this regard, the proposal is considered to be capable of compliance with policy SD39 (Agriculture and Forestry) of the South Downs Local Plan (SDLP). This policy supports sustainable development and proposals for new agricultural buildings where there is a need and when 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 farming, recognising the value of farming in landscape management is part of the general thrust of the Local Plan.
- 8.18 In support of the economic sustainability of the proposal, an Agricultural Holding Analysis has been submitted with this application to demonstrate the principle of the development and the need. The submitted Statement considers the limitations of the buildings and concludes the business needs premises that are fit for purpose in the current modern agricultural world and that opportunities to expand have been curtailed by not being able to offer adequate and proper facilities. It concludes that the options for other locations have been considered, (this is supported by the submitted LVIA), and that the proposed site has been selected as being suitable to meet the agricultural requirements whilst having the minimal landscape impact. The report provides a clear explanation with regard to the revised requirement for a lesser GIA of floorspace within this current proposal than previously sought through application SDNP/19/06035/FUL. In summary, the three key

aspects of change are covered in depth in the submitted Agricultural analysis as are Brexit implementation, the related UK Agriculture Act and Covid 19.

- 8.19 This proposal is acceptable with regard to the agricultural justification and it is acknowledged that the landscape of the South Downs has been shaped by traditional farming over many generations, and that the farming continues to contribute to the landscape character, biodiversity and ecosystem services intrinsic to the National Park. Policy 13 of the South Downs Partnership Management Plan (2020-25) (SDPMP) states the SDNPA's support for the financial viability business through appropriate infrastructure.
- 8.20 In summary, it is concluded through assessment of the application documents submitted that there is justification for the proposal and that the proposal complies with the NPPF and policy SD39 of the South Downs Local Plan
- Landscape and Visual impact
- 8.21 The environmental aspect of sustainable agricultural development requires the consideration of its landscape impact. The proposed barn has two main visual impacts; those of distant views and those closer to.
- 8.22 Policy SD04, (Landscape Character) supports development that is informed by landscape character, that conserves and enhances the existing landscape features which contribute to the distinctive character, pattern and evolution of the landscape; and safeguards the experiential and amenity qualities of the landscape. 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. Proposals should also incorporate hard and soft landscape treatment which takes opportunities to connect wider landscaper and enhance green infrastructure. Policy SD06 (Safeguarding Views) supports development that conserves and enhances views from publically accessible areas within, into and out from settlements which contribute to the viewers' enjoyment of the National Park, and views from public rights of way, open access land and other publically accessible areas.
- 8.23 In regard to developing an acceptable scheme within the land holding, the applicant entered into pre-application discussions in 2019 to seek officer advice on reducing the impact of the previously refused 2018 scheme, SDNP/18/03404/FUL, with regard to both close to and distant views. At that time, through the submission of application SDNP/19/06035/FUL, the applicant sought to make changes in the layout of the scheme that evolved from the then pre-application discussions to demonstrate the understanding by the applicant of the need to approach any future proposal as a landscape led scheme. The current application subject of this report, SDNP/21/05479/FUL, has made further changes to the roof form to seek to further lessen the impact of the proposal; by reducing the roof height through a series of pitches.
- 8.24 The Landscape Visual Impact Assessment (LVIA) has been submitted to support the landscape led approach to the development taken and to show that other sites have been considered in terms of selecting the most appropriate site for the development proposed.
- 8.25 The applicant, on the advice of the Landscape Officer, is no longer attempting to hide the building behind incongruous earth bunding and vegetation that would themselves create greater harm within the Landscape as per the refused 2018, (SDNP/18/03404/FUL), scheme. The single building now proposed is set within the landscape as part of the expected form and structure that sit within and support farming within the National Park.
- 8.26 The current choice of material, has been amended from the previous scheme, (SDNP/19/06035/FUL). However the full details of the cladding materials are yet to be defined and so it should be conditioned the materials are submitted and approved prior to commencement. The LVIA has also been informed by the Bramdean and Hinton Ampner Village Design Statement, (VDS), (April 2001). The VDS requires that the open views of the countryside, as seen from the A272, should be maintained by restricting development which would cut off the existing long views to the ridges on either side of the valley. Accordingly,

the proposed building is located at the bottom of the valley adjacent to the A272 and the existing tree screen. The siting will avoid cutting off long views and that the buildings will sit comfortably within the landscape.

- 8.27 Officer concerns were previously raised with regard to the impact of the widened access required for highway safety and visual amenity. To address this the applicant has ensured that the change to the access is very modest and toned down from the previous engineering specification, as initially submitted for application SDNP/19/06035/FUL. The specification as amended through the course of that application and now submitted with this current scheme includes level kerbs which will allow vegetation to grow over, which in turn would allow a soft edge between the access and the verge area beyond. The analysis had been agreed by Highways Consultee when providing comment on the previous scheme, SDNP/19/06035/FUL and allowed the access to remain as narrow as it can thus balance highway safety and landscape impact acceptably. These changes are in better accordance with the requirements of the VDS and the Roads in the South Downs (2015), in terms of the maintaining the rural character of the road and access point as much as possible. It is not considered that the low level of vegetation that will be required to be removed will impact views of the proposed buildings to the detriment of visual amenities and furthermore, the required sightlines will not impact any of the protected adjacent Copper Beech trees.
- 8.28 To ensure an acceptable development is achieved onsite, all planting and hard surfacing proposed must be considered in detail through the submission of information to address landscape conditions and should be managed in the future through the submission of an acceptable Landscape and Ecological Management Plan, (LEMP). In summary, it is concluded that the development is acceptable in terms of design and landscape impact and accords with the policies SD04 and SD05 of the SDLP and the VDS.

Impact on listed buildings and heritage assets

- 8.29 To the north of the site lies the Grade II* listed Woodcote Manor, a designated Heritage Asset of the highest level. Woodcote Manor sits within listed grounds along with the Grade II Listed Garden Wall and Gazebo; the Grade II Listed Coach House; the Grade II Listed Barn; and the Grade II listed Gardener's Cottage. This impact on the heritage assets has been assessed by the applicant within the submitted Heritage Statement and the Design Access and Planning Statement, in line with the requirements of part 16 of the NPPF. At paragraph 5 of the submitted Heritage statement it concludes that *“With regard to the setting of the Scheduled villa and the Listed Buildings of Woodcote Manor and Bramdean village, it is considered that there will be little or no impact upon them, due to both their distance from the development and the presence of the existing tree screen, which effectively prevents views to and from the site”*.
- 8.30 The applicant also assesses the impact on the designated heritage assets within the submitted Landscape and Visual Impact Assessment. It is considered that the applicant has taken proper account of the designated heritage assets within the submitted documentation in line with the requirements of Part 16 of the NPPF and specifically paragraphs 189 to 193 due to the siting and level of screening of the proposed buildings that are an expected and appropriate feature within such a landscape setting.
- 8.31 Section 66 of 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.
- 8.32 This special duty of care when considering applications within the setting of listed buildings has been undertaken within the consideration of this application. The Design, Access and Planning Statement, Heritage Statement and LVIA as submitted by the applicant have been considered along with the comments of the SDNPA's Conservation Officer.
- 8.33 The SDNPA Conservation Officer has commented on the previous the scheme, SDNP/19/06035/FUL, and advised that the harm to heritage assets should be weighed against the public benefits of the proposal. Accordingly, the applicant has enhanced the Design, Access and Planning Statement submitted with this revised lesser scheme for a single barn subject of this report, SDNP/21/05479/FUL, to include an assessment of the harm

weighted against the benefits. When considering the setting of heritage assets the case officer concludes that the proposal is sufficient distance from the adjacent listed building and listed grounds, that the farm development as proposed is usual in its setting, subject to appropriate materials being used and therefore not harmful to the designated heritage buildings and grounds. Also in terms of the tranquillity of these setting, it is not considered that the operation of the grain drier will be harmful in so long as a carefully wording condition is attached to a planning consent and that the requirements of said condition are adhered to at all times.

- 8.34 Furthermore, this application and the preceding 2019 application (SDNP/19/06035/FUL - withdrawn), have been submitted to overcome the reasons for refusal on the 2018 scheme, SDNP/18/03404/FUL – refused), and it is worthy of note that the impact on the Heritage Asset did not form a previous reason for refusal.
- 8.35 Special regard has been taken of the weighted balance of the impact on the listed building and it has been concluded that the siting of the development in terms of the landscape within which it sits and its intended use would not cause harm to the setting of the listed buildings in terms of the views from and to the buildings and the listed grounds. In considering the impact of the scheme on heritage assets it is the concluded that this officer report has considered both the significance of the listed buildings, the preservation of the setting of the listed buildings and that great weight to the importance of their conservation has been given. The conclusions have been drawn through the analysis of the Design, Access and Planning Statement, Heritage Statement and LVIA that has been submitted by the applicant, an officer site visit to the designated asset.
- 8.36 It is the conclusion of this report that there will not be harm to designated heritage assets. This has been undertaken through a site visit to Woodcote Manor and the grounds by the Conservation Officer and Case Officer. The case officer agrees with the findings of the applicant that the public benefits cumulatively are considered to outweigh the minimal harm to the setting of the heritage assets adjacent to the site, and therefore the proposed development should be seen to comply with paragraph 202 of the NPPF
- 8.37 In conclusion, it is considered that the proposed scheme accords with policy SD12 (historic environment), part 16 of the NPPF and s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Drainage and Water Environment

- 8.38 The site is in Flood Zone 1 and is at very low risk of flooding. The land drainage engineer considers that detailed proposals for the disposal of surface water could be controlled through conditions. The infiltration pond and drainage strategy has been designed in response to the previous reason for refusal of the 2018 application, (SDNP/18/03404/FUL), that insufficient information had been submitted to understand that there would be a satisfactory means of managing ground and surface water pollution associated with the proposed development.
- 8.39 Policies SD49, (Flood Risk Management), SD17, (Protection of the Water Environment) and SD55 (Contaminated Land) are engaged for the proposed development at this site. The superficial geology beneath this site is clay, silt, sand and gravel and the bedrock is the Newhaven and Seaford Chalk Formations. The Environment Agency have raised no objection to this application.
- 8.40 As such, that application accords with SD49, SD17 and SD55 of the SDLP

Biodiversity, Ecology and Ecosystem Services

- 8.41 Paragraph 180 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 that identified further bat surveys were required. It is considered that so long as the recommendations of the survey works undertaken and are adhered to, then the scheme is acceptable in regard to the impact to

ecology. The further enhancements required to biodiversity are considered within the submitted Ecosystem Services Statement.

- 8.42 Part 15 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. Other biodiversity benefits include, bird and bat boxes, flowering plant species.
- 8.43 In summary, with suitably worded conditions, it is considered that this proposal in line with paragraph 174 of the NPPF and policies SD02, SD09 and SD17 of the SDLP with regard to impact of the scheme on the water environment. Biodiversity, Ecology and Ecosystem Services

Sustainable Construction

- 8.44 The proposed scheme must meet the requirement of policy SD48, Climate Change and Sustainable Use of Resources. The applicant has been made aware of the need for this matter to be addressed through a pre-commencement planning condition. The condition must require that a sustainable design statement is submitted prior to commencement to ensure compliance with policy SD48 of the SDLP.

Impact on Surrounding Residential Amenities

- 8.45 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. To this regard it is considered the grain stores will be further from the village of Bramdean and thus a reduced impact on a great number of residents.
- 8.46 In terms of the residential dwellings in the vicinity of the proposed site the proposals include the replacement and relocation of a diesel-powered grain dryer with a modern electric equivalent. This reduces noise and particulate pollution. The applicant also advises that there will be a more general reduction in pollution through increased efficiency of process and the removal of the need to handle crops multiple times within a highly constrained site, both of which create noise and vehicle derived pollution. A noise report has been submitted that assesses the noise potential of the development and finds that so long as the technical measures within the report are implemented then the noise levels are acceptable with regard to the impact on the nearest sensitive noise receptors, this being the adjacent residential dwellings to the scheme, The Environmental Health Consultee raise no objection to the scheme subject to a condition requiring compliance with the findings of the Noise Report.
- 8.47 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.

Highways, Access and Traffic

- 8.48 The Highway Authority have 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
- 8.49 However, when considering the greater scale scheme for two buildings in 2019, (SDNP/19/06035/FUL), following the submission of the additional information, the Highway Authority confirmed that they had no objection to the proposed access, on-site turning and parking arrangements.
- 8.50 Accordingly, it is considered, subject to appropriate planning conditions, that 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). Whilst the new access may not be in full accordance

with Roads in the South Downs (2015) or the VDS it does remain in general accordance and it is considered that the benefits to the wider farming operation must be held in balance. To this regard the proposal is considered to be acceptable. Also, the applicant has ensured that the change to the access are modest and incorporate level kerbs which will allow vegetation to grow over these which in turn would allow a soft edge between the access and the verge area beyond.

Public Rights of Way

- 8.51 Policy SD20, (Walking, Cycling and Equestrian Routes), requires that new developments maintain existing rights of way; and conserve and enhance the amenity value and tranquillity of, and views from, non-motorised travel routes and access land. The VDS also requires that footpaths are maintained. To this regard, there is a public right of way, (footpath 17), that runs to the western hedgerow of the site and along the access track. When consulted for the previous greater scheme, SDNP/19/06035/FUL, the Countryside Access Development Officer consultee required that a post and rail fence be installed for the initial section of the PRow adjacent to the development so that users have a safe place of retreat when farm vehicles use the access.
- 8.52 The submitted layout plan includes a short section of post and rail fencing to protect users of a short section of the footpath immediately adjacent to the proposed building. Therefore, when taking into consideration the limited impact on the users of the footpath by the contained development proposed directly adjacent to the busy A272 that the scheme would not result in a detriment to the users of this footpath. Furthermore, that the surrounding habitat enhancements could have the potential to have a marginal increase the enjoyment of users of the section of the footpath in terms of a potential to support new biodiversity.

Dark Night Skies

- 8.53 The proposed site does not sit within the Dark Sky Core or the 2km buffer zone. 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. In consideration of this the applicant has sought to minimise light spill from the site by minimising additional external lighting, PIR sensors fitted to all new external lighting and minimise all internal lights to buildings. 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 and in the interest of protecting general ecology 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.

Archaeology

- 8.54 The County Archaeologist raised no objection to the scheme but did highlight the potential for there to be features of potential archaeological interest.
- 8.55 As such, it is recommended that appropriate conditions are applied to a planning consent to secure appropriate archaeological investigation work. It is therefore considered that the application would accord with the requirements of policy SD16 of the SDLP.

9. Conclusion

Given the above, the proposal is in accordance with the Development Plan taken as a whole and there are no overriding material considerations to otherwise indicate that permission should not be granted. The scheme complies with relevant provisions of the NPPF, Planning (Listed Buildings and Conservation Areas) Act 1990, policies SD04, SD09, SD11, SD12, SD13 and SD39 and other relevant policies of the South Downs Local Plan and the South Downs Partnership Management Plan. The scheme supports the future of the farming operation and enables conservation and biodiversity enhancements to be delivered. It is therefore recommended that planning permission is granted.

10. Reason for Recommendation

That planning permission be **granted** 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 to comply with Section 51 of the Planning and Compulsory Purchase Act 2004

Approved 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.

Removal of Redundant Buildings

3. Within 6 months of the bringing into use of the buildings hereby permitted, the grain silos located within the existing site, as shown on, Appendix I of the Design, Access and Planning Statement submitted on the 29 October 2021, shall have been demolished and the removed from the site.

Reason: In the interests of landscape and visual amenity of the area.

Sustainable Construction

4. Prior to the commencement of the development hereby permitted, a design stage sustainability report shall be submitted to and approved in writing by the Local Planning Authority. The report must consider options such as efficient lighting, opportunities for green roof/further PV and the use of local timber and shall include details of the control box and solar panel as shown on the plans hereby approved. The development shall only be carried out and maintained strictly in accordance with the approved details.

Reason: To ensure an environmentally sustainable development and in the interests of landscape and visual amenity of the area.

Materials

5. Prior to construction above slab level a schedule and samples of external materials and finishes to be used in the construction of the buildings hereby approved, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out strictly in accordance with the approved details.

Reason: In the interests of landscape and visual amenity of the area.

Levels and Datum Point

6. The development hereby approved shall be carried in accordance with the proposed levels plan and section drawings hereby approved. There shall be no further increase in levels above those shown unless the Local Planning Authority gives prior written approval for such changes.

Reason: In the interests of landscape and visual amenity of the area

Highways and Access

7. Prior to the commencement of development, the access shall be constructed with the visibility splays of a minimum of 2.4 by 215 metres and maintained as such at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1 metre above the level of the existing carriageway at any time.

Vegetation, other than TPO trees, shall be cut back to the highway boundary to maximise the available sight distance at the access.

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

8. Prior to the commencement of development, the access track within the site shall be widened to 4.5m in accordance with the drawing named "Proposed Access Junction" (Appendix D of the Highway Technical Note). The development shall only be carried out strictly in accordance with the approved details and maintained at all times.

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

9. Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority to control the movements of vehicles along the access track when accessing and leaving the site. The development shall be implemented in accordance with the approved scheme and thereafter shall only be carried out strictly in accordance with the approved details and maintained at all times.

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

10. No development shall take place, including any ground works, 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,

- a) the anticipated number, frequency and types of vehicles used during construction,
- b) the method of access and egress and routeing of vehicles during construction,
- c) the parking of vehicles by site operatives and visitors,
- d) the loading and unloading of plant, materials and waste,
- e) the storage of plant and materials used in construction of the development,
- f) the erection and maintenance of security hoarding,
- g) the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway
- h) details of public engagement both prior to and during construction works.

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

11. Prior to the commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority of a plan indicating the position, height, design and material for the post and rail fence as shown on plan 2058-03-A within the submitted Technical Note received 29 October 2021. The approved fence shall be installed prior to the commencement of the development and maintained thereafter.

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

Drainage and Surface Water

12. Prior to the commencement of development hereby approved, details of foul and surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority, (LPA). Where a sustainable drainage scheme is to be provided the submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b) provide a management and maintenance plan for the lifetime of the development to secure the operation of the scheme throughout its lifetime.
- c) to include sections, (each way), through the infiltration basin and further details of how the basin will operate.

Prior to the occupation of the buildings hereby approved the foul and surface water drainage works shall be carried out and shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To ensure satisfactory provision of foul and surface water drainage in a sustainable way.

Landscaping, Ecology and Trees

13. Prior to the commencement of the development hereby permitted, a detailed scheme of hard and soft landscaping works 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:

- a) Proposed planting plans and strategy, including written specifications, cultivation and other operations associated with plant, grass, shrub and tree establishment; schedules of plants and trees noting species, sizes; and proposed numbers/densities where appropriate,
- b) Tree guards, staking and tree-pit construction,
- c) Details of the grassland seed mix that shall be appropriate to the ground conditions, based on PH and nutrient data of the soils,
- d) A timetable for implementation of the soft landscaping works,
- e) A schedule of landscape maintenance for a minimum period of 5 years to include details of the arrangements for its implementation.

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

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

14. 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.

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

15. Prior to the commencement of the development hereby permitted, measures of the protection of the trees to be retained as outlined in the submitted Arboricultural Method Statement shall be implemented and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the Root Protection zones.

Reason: In the interests of the amenity and the landscape character of the area

Ecology and Biodiversity

16. Works shall be carried out in full accordance with the ecological mitigation and enhancement measures as set out within the Preliminary Ecological Appraisal (RPS Group, January 2020) shall be adhered to throughout all phases of the development.

Reason: To safeguard protected species and maintain biodiversity

17. Prior to development above slab level, a Landscape and Ecological Management Plan (LEMP), shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- a) A description, plan and evaluation of landscape and ecological features to be managed including the water features and ditches, grassland and hedgerows to specifically include details of scrub and aquatic planting to enhance the infiltration pond,
- b) Measures setting out how the development will,
 - i) Conserve water resources and improve water quality,
 - ii) Protect and provide more, better and joined up natural habitats, including the type and location of bat boxes and bird boxes,
 - iii) Improve the National Park's resilience to, and mitigation of, climate change,
 - iv) Increase the ability to store carbon,
 - v) Conserve and enhance soils,
- c) Ecological trends and constraints on site that might influence management,
- d) Details of future management of both areas for habitats and species, including details of management responsibility,
- e) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period),
- f) A scheme of ongoing monitoring, and remedial measures where appropriate.

The approved LEMP will be implemented in full accordance with the approved details,. Where deemed necessary by the Local Planning Authority shall include contingencies and/or remedial action to be further agreed and implemented where the results from monitoring show that conservation aims and objectives of the LEMP are not being met.

Reason: To achieve an appropriate landscaping scheme which will contribute to the setting of the development and the surrounding character and appearance of the area, and secure ecological mitigation measures and biodiversity net gain.

Archaeology

18. No development or site preparation shall take place until the applicant has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the Local Planning Authority. The Written Scheme of Investigation shall include:

- a) The programme and methodology of site investigation and recording
- b) Provision for post investigation assessment, reporting and dissemination
- c) Provision to be made for deposition of the analysis and records of the site investigation (archive)
- d) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

19. Following completion of archaeological fieldwork, a report will be produced in an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local planning authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available.

Lighting and Dark Night Skies

20. 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:

- a) Comply with the guidance set out in the SDNPA's Dark Night Skies Technical Advice Note and,
- b) Be designed to minimise impacts on wildlife in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals
- c) Internal lighting as submitted within the plans hereby approved 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

This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in full accordance with the approved details.

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

Noise

21. The site shall operate at all times in accordance with the hereby approved Noise Report submitted 29 October 2021. Including the following;

- a) the walls of the building and its roof at all times once constructed shall accord with the specifications set out at paragraph 7.10;
- b) the fan room within the building once constructed shall at all times accord to the specifications set out at paragraph 7.8;
- c) only install and operate fans in the building in accordance with the specifications set out in Section 7 of (paragraphs 7.1-7.7) (including for the avoidance of doubt the fitting of attenuators and silencers referred to at paragraphs 7.6 and 7.7) and to only install and operate such fans in accordance with the Fan Room Layout at Figure 5;
- d) not to install any more fans or operations equipment within the building other than those set out in Section 7;
- e) to ensure that the connecting ductwork referred to at paragraph 7.9 at all times accords with the recommendations at paragraph 7.9;
- f) not to commence grain drying operations unless and until the measures set out at paragraphs 2-6 have been implemented; and
- g) to only carry out grain drying operations in accordance with Section 7.

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

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 Hampshire County Council, as Highway Authority, for any off-site highway works. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place. More details can be found on the following link:
<https://www.hants.gov.uk/transport/developers/section-184>

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 None

SDNPA Consultees Legal Services Development Manager

Background Documents: [All planning application plans, supporting documents, consultation and third party responses](#)

[National Planning Policy Framework \(2021\)](#)

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

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

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

[Village Design Statement - Bramdean & Hinton Ampner Parish Council \(bhapc.org.uk\)](#)

