

Report to **Planning Committee**
Date **10 February 2022**
By **Director of Planning**
Local Authority **Lewes District Council**
Application Number **SDNP/21/01191/FUL**
Applicant **Mark Woolley**
Application **Change of use of the tithe barn to provide a versatile event space (community and private use), erection of office buildings and overnight accommodation building together with associated landscaping and parking.**
Address **Tithe Barn, Court Farm, East Street, Falmer, East Sussex, BN1 9PB**

Recommendation:

That permission be granted, subject to the conditions set out at paragraph 10.1.

Executive Summary

Key Matters

- The purpose of this application is to bring an important historic asset into a sympathetic active use that assists its future conservation. Supporting development is proposed within its setting to facilitate the proposed uses.
- The main proposed use is a photographic studio and events space, for creative and social events. The additional development would provide office, meeting room and lab space, two units of guest accommodation and a store.
- A corresponding listed building consent application for the proposed works to the Grade II* listed barn (SDNP/21/01192/LIS) is also being determined on this committee agenda.
- The proposal is being brought to Committee due to the tensions between achieving a sympathetic viable use of a Grade II* listed building, with associated new build development, and the potential impacts of the proposed use on the local community.
- The main issues for consideration are:
 - Whether the proposed photographic studio, creative and social events venue uses represent a sympathetic and viable use of the barn and the conservation of its special qualities. The extent to which an active positive use of the building would meet the National Park's purposes and duty;
 - The principle of new build business (office and lab) development and guest accommodation within the curtilage, and in the rural area, where new development is generally limited under Local Plan Policies SD12 and SD25;
 - The impact of the new development on the setting of the Grade II* barn and its landscape context including the Falmer Conservation Area, with particular regard to SD4, SD5 and SD12;
 - The effect of event use on immediate neighbours and the community, and the environment of the locality. This particularly relates to activity noise and vehicle movements generated by the larger and evening events, for which conditions to control and minimise impacts are recommended. This matter is the focus of local and Parish Council objections.
- The proposal would bring a significant heritage asset into an active viable and sensitive use for its conservation, facilitated and supported by related commercial development. The new development would be complementary and subservient to the setting of the barn and enable the extensive interior of the Grade II* listed barn to remain open.
- Moderate negative impacts caused by the use of the northern field for access and parking, and noise and disturbance caused by activity within the site would be mitigated and minimised by conditions.
- The application is recommended for approval, subject to the conditions set out in Section 10.

I. Site Description

- I.1 Falmer Tithe Barn is a substantial Grade II* long barn which in part dates from the late Medieval period. It is located on the east edge of Falmer village and lies within the Falmer Conservation Area. Historically, it forms part of Falmer Court Farm.
- I.2 Falmer Court Farm is an important historic farmstead. It is arranged in a loose courtyard plan with a series of detached buildings set around a yard. Downland farmsteads such as this, with an aisled threshing barn, and surviving historic stabling, cartshed and a granary, are rare.
- I.3 With 14 bays, the tithe barn is one of the largest barns in Sussex and is considered to be the most significant building on the site. The barn retains much of its late medieval structural timber frame and traditional vast open interior allowing the full extent of the building to be seen throughout. It has thick flint walls with some flint and brick buttresses to the south and

east elevations. The eastern end is the oldest, with walling dating from 15th century and an earth floor. There is an additional aisle to the northern elevation roofed in slate and some black timber boarding to the northern and western elevations. The barn has two pairs of large threshing doors each side and a mezzanine to the western end. Externally, the barn's defining feature is its extensive deep thatched roof which has recently been re-thatched. There are two eyebrow dormers to the south roof slope.

- 1.4 The Tithe Barn is read in the immediate context of the Grade II listed house (Falmer Court, C18th) which is located to the west of the barn, adjacent to the Grade II* listed St Laurence Church (neo-Norman, partly rebuilt early C19th) with associated churchyard. From within the yard, the close relationship between the barn and the house and the church on higher ground to the west is clearly visible above intervening boundary planting. The barn itself is clearly visible from within the churchyard; the yard is hidden behind it.
- 1.5 The Stables and Granary (both curtilage listed with the barn), are located to the south of the barn. Both are within 20m of the Tithe Barn, with the Stables the closest. The Stables is a long narrow building to the far south west, with the Granary adjacent to its east. The site has been subdivided and these buildings and their associated land are now in separate ownership. Each has planning permission for residential conversion and works have begun (The Granary: SDNP/21/00175/CND and SDNP/21/01360/LIS. The Stables: SDNP/21/01818/FUL and SDNP/21/01819/LIS). While visually there remains a close relationship between these three structures, the ownership and use changes and associated planting and fencing between have effectively split the barn from its grouping and functionally and visually its primary relationship is now with the yard to the north. Additionally, there are a mixture of agricultural, storage and commercial uses within the more modern farm buildings to the south east of the application site, east and south east of the Granary and Stables, which are also in separate ownership.
- 1.6 The application site is immediately south of the A27 and the main south coast railway line (in a cutting leading to a tunnel), with mature planting providing a visual buffer. There are open views across rising agricultural land to the east of the site and from the courtyard.
- 1.7 The application site includes the field to the north of the barn where access is taken from East Street opposite the village pond, but not the land to the east of the barn. Additional planting has recently taken place in the northern field. 57 East Street is the closest private residential neighbour to the point of access. Additional properties in residential, community and small-scale commercial uses back onto the field or face onto the pond.
- 1.8 There is an open courtyard to the immediate north of the barn, surfaced in gravel with some areas of grass. Like the yard to the south, this area also has a historic relationship with the barn and its agricultural heritage and the remains of flint buildings and boundary walls are visible within the courtyard.

2. Relevant Planning History

- 2.1 The following planning history is relevant:
 - SDNP/21/01192/LIS: Restoration of and repairs to the tithe barn to provide a versatile event space (community and private use). *This is the linked listed building consent application being considered at the 10th February Planning Committee recommended for approval.*
 - SDNP/20/02151/PRE (Lewes DC): Proposed repair and refurbishment of redundant grade II* listed barn to support its re-use for commercial uses (workshop, photo and film studio and theatre space) and events together with enabling new build office space and accommodation with associated landscaping.
 - SDNP/19/02521/LIS (Lewes DC): Replacement of damaged thatched roof with new water reed thatch. *Approved. 02.08.2019*
 - SDNP/21/00249/LB (SDNPA): Works to listed building. *Investigations live and ongoing*

3. Proposal

- 3.1 The proposal comprises a change of use of the Grade II* listed barn from agricultural to a photographic studio and events space, complemented and supported by the provision of three buildings within the courtyard to its north and west. It is proposed to build a store and set out space for event parking in the field to the north, along with biodiversity enhancements.
- 3.2 The main studio facilities for photoshoots for the hair and related businesses would be sited at the eastern end of the barn, with space for events including conferences and weddings in the middle. The western end has existing sub-divisions and this space is proposed for a reception area, toilets and an office, with a hair salon on the mezzanine.
- 3.3 The proposed works to the listed building itself are subject to a separate listed building consent application, reference: SDNP/21/01192/LIS.
- 3.4 Within this full application, two buildings are proposed along and adjacent to the northern boundary of the courtyard. Building A would be the primary office for the business on site; to include meeting spaces and staff facilities. Building B would provide a lab on the ground floor to produce and test hair salon products. Above this would be a one bed guest accommodation unit with external stair. Building C is a single storey one bed guest unit in the north west corner of the site. A store (Building D) is proposed for equipment associated with the studio and events uses and grounds maintenance; located in the northern field, close to the southern boundary to the west of the courtyard access.
- 3.5 The new buildings take a contemporary approach to the barn typology and would be timber with metal roofs with a matt finish. The yard would retain its very simple landscaping with gravel and grass, and occasional trees are proposed. Some parking would take place in the yard, other parking would be on the eastern end of the field where required, to support the events. Limited intervention is proposed to accommodate this, with simple surfacing reinforcement to maintain the character and appearance of the field. A footprint is identified to the west of the barn for a temporary marquee to be used when required for event catering, the use of which would be controlled by a recommended condition.
- 3.6 The plans have been amended during the course of the application to address officer concerns and respond to the comments of consultees and public representations. Further information has also been provided on matters of transport impacts, acoustic effects on neighbouring properties and the environment of the surroundings, sustainable construction, heritage impacts and ecology. The most up to date position is reported and assessed herein.

4. Consultations

- 4.1 The proposal has been amended through the course of the application and further information was sought and assessed. The comments below relate to the most up to date position from each consultee. Where comments have been submitted for the full and listed building applications in the same document, only those matters relevant to the determination of the full planning application have been included below.

4.2 Archaeology Officer: No objection, subject to conditions.

- Any groundworks undertaken in association with this application have the potential to expose buried archaeological features, deposits and artefacts illustrative of the prehistoric, medieval and post-medieval utilization / settlement of Falmer and more specific information concerning the origin and development of the tithe barn itself
- The area affected by the proposals should be the subject of a programme of archaeological works, secured by condition

4.3 Conservation Officer: Support, subject to conditions. Comments:

Impact on Grade II Tithe Barn*

- Note positive revisions made to the scheme. Refer to SDNP/21/01192/LIS for listed building alterations and conditions

- Condition material samples for new development and a method statement for the protection and repair of historic boundary walls

Impact on Conservation Area

- The location and scale of the proposal maintains the self-contained and treed settlement of Falmer south and would have little impact on its significance
- Due to the proposed new structures being contained within the historic farm courtyard and based on footprints of historic buildings, it is unlikely the proposal would have a harmful impact on the settlement pattern of the conservation area

Impact on settings of other listed buildings

- It is unlikely that the proposal would have a harmful impact on the setting of the Parish Church of St Laurence (Grade II*)
- The proposed works to the Tithe barn and the new structures will maintain the isolated farming settlement pattern. The proposed location and scale of the new structures will continue the link between Court Farm (Grade II) and the farm itself. There is clear separation from Court Farm and the Tithe Barn complex by well-established trees as well as the contrast between the formal architecture of the dwelling and the agricultural forms of the proposed new structures. Due to the historic symbiotic relationship between the Court Farm and the Tithe Barn complex, it is unlikely that the proposal would have a harmful impact on the setting of Court Farm

4.4 Design Officer: Objection. Comments:

- The principle of restoration and use of the listed barn is very much supported as well as the addition of new buildings forming a courtyard
- Insufficient information with regard to the sustainability and energy strategy including sustainable construction and transport.
 - More EV and accessible spaces to be provided, within the courtyard. Cycle parking required for staff and visitors in accordance with the Parking SPD.
 - Office building should also have lockers and showers (facilities are shown in the lab building)
 - Effectiveness of PV panels questioned
 - No information about feasibility of ground source heat system
 - Passive house principles only applied to office
- Simplification of the layout of the courtyard and landscaping is positive as much improved, but missed opportunity to arrange the buildings in the same or similar position as their original location on the north and west edges
- The siting of Buildings C and D create sprawl and would be better located in the courtyard
- Concerns about the amount of glazing, impact on dark skies, tranquillity and wildlife
- Design of new development incoherent with the main barn and surroundings and agricultural character

4.5 Ecologist: No comments provided [Officer Note: In the absence of any comments from the East Sussex County Council Ecologist, officers have reviewed and accepted the recommendations for mitigation and enhancement in the submitted bat emergence report and ecological enhancement details for purposes relevant to this application]

4.6 Environmental Health Contaminated Land: No objection, subject to conditions.

- Contaminated land investigations were carried out at Falmer Court Farm although the results are not yet known. A precautionary approach is therefore recommended.

- Condition a phased programme of investigation commencing with a preliminary risk assessment prior to commencement. Condition a construction management plan to minimise noise, vibration, dust, air pollution, site illumination and odour.

4.7 **Environmental Health Noise: No objections**

- Negative impacts from noise sound levels are not anticipated due to the low values of difference between the observed background sound levels and those expected under British Standard 8233:2014.

4.8 **Falmer Parish Council: Objections, concerns and separate comments:**

- Objections:
 - This event venue would cause unacceptable harm to the amenity of neighbours in terms of traffic, loss of privacy and noise. There will be too much impact on the village. Refer to Local Plan area 7.133 (under Policy 34: Economy)
 - Total possible 140 events per year (30 weddings, 50 creative events, 60 photo shoots) by year 5
 - Events on Sundays would impact on St Laurence Church, request no events on a Sunday
 - Events ending at 23:30, guests would unlikely have departed by midnight
 - Noise impacts, including effect of barn doors being open especially in the summer and use of site on a weekday night. Vehicle noise. Effect on 57 East Street. Noise not independently assessed
 - 19no restrictions requested for conditions, including widening site entrance, traffic management, all music to cease by 23:00, max 1 large event per weekend, no weekday events beyond 9pm, barn doors closed at all times and 12 months of noise monitoring.
- Comments
 - Falmer Parish Council finds some of the latest submissions indicate unacceptable harm to the amenity of neighbours in terms of traffic, loss of privacy, and noise impact.
 - Traffic issues – vehicle speeds, village character, single width site entrance, effect of queueing, cumulative impact with Stadium events. Updated information insufficient to address problems
 - Car parking – inconsistent size (75-90 vehicles), query on use of lorries/larger vehicles, visual impact on East Street neighbours (not transient at full capacity), fruit trees insufficient for screening, unclear what is existing and proposed planting
 - Planning policy – proposed events use won't meet statutory purposes, detrimental impact on village and conservation area. No facilities for walkers or hikers, accommodation for guests only. Traffic and event noise will have a severe impact on peace and tranquillity
 - Music noise – event noise would increase perceived sound levels and be noticeable and distinct from background noise, with particular impact on The Old Stables and Old Granary. Parking location changed since original assessment. Actual experiences and impacts including with windows open in summer to be considered
 - Clarity is needed on extent and nature of external lighting to protect views and resident amenity and avoid light spill

4.9 **Highways Authority: No objections, subject to conditions.**

- Recognise the updated Transport Statement and an Event Management Plan (EMP) submitted in response to earlier concerns. Management measures now include:
 - Head of events to manage all events
 - Additional security/stewarding staff for guest access/egress and village routing
 - Signage
 - Delivery vehicle size
 - Coordination between Events Manager and stadium use
 - Event Management Plan engages for all events for 50+ guests
- Satisfied that an Event Management Plan would provide sufficient mitigation to ensure that access and parking is controlled and monitored to a level that will not result in an impact on the highway that would be unsafe to a level that could be considered 'severe'
- Conditions to cover updated EMP, parking and turning on site, cycle parking, Travel Plan Statement, and Construction Management Plan.

4.10 Historic England: Support subject to conditions. Comments: (Refer to SDNP/21/01192/LIS for advice on works to the listed building itself)

- Historic England is largely supportive of the proposed amendments to the scheme which have addressed some previous comments (April 2021) and which will help preserve the significance of the Tithe Barn and its setting
- New ancillary buildings have been reduced in size and moved near to the northern boundary to reflect the historic layout of the farmstead. The landscaping scheme has been revised to create a more utilitarian farmstead character, helping contribute to the appearance of the site as one historic farm complex
- Recommended conditions to cover landscaping, external facing materials for the new ancillary buildings and archaeology.

4.11 Landscape Officer: Objection. Comments:

- The proposal has undergone some changes, which have moved the scheme in a positive direction.
 - Structures located where buildings were previously
 - Simplification of courtyard landscaping
 - Enhancements using native species
 - Use of four buildings is in principle acceptable
- The desire to make positive use of the tithe barn is strongly supported and being listed at Grade II*, it is of significant value in its own right. However, the barn does not exist in isolation, it remains of value also for its contribution to the character of the surviving medieval farmstead, the village and its agricultural hinterland
- Whilst the principle of the use proposed and the principle of introducing ancillary structures are both supported, the design of the buildings, and the car park are both objected to
- The scale and design of the use proposed generates unacceptable negative effects upon the landscape setting of the Tithe Barn, the historic farmstead and village context.
 - The building location, scale, form, mass and materials do not sufficiently respond to an agricultural typology
 - Buildings A and B create an adversarial and overbearing impact where they should be subservient to the historic barn. The mitigation (i.e. glazing, overhanging eaves) is uncharacteristic
 - Buildings C and D don't respond to farmstead characteristics in their siting

- All buildings have the same typology and material treatment which fails to create an authentic hierarchy. There is too much timber and glazing and extensive use of blackened timber
- The roof pitches are too steep and asymmetry makes the building too much of a statement
- Amount and scale of events will have a negative effect on perceptual qualities, with direct and indirect impacts including transport noise
- In-out arrangement not sympathetic
- Planting emphasises the parking, vehicles will be an incongruous feature removing from agricultural character
- If approved, conditions should cover hard/soft landscaping details, controlling numbers of people at events, secure the Green Infrastructure (GI), no new trees in the courtyard, avoid or control external lighting, commit to more sustainable travel, minimise the impact of vehicle parking and use marshals to manage traffic.

4.12 **Planning Policy: No objection. Comments:**

- In general terms, this location is somewhat suitably located for this sort of development as it provides good access for both sustainable public transport, and private transport. The development of this site for commercial purposes could be in general compliance with part (b) and (g) ii of SD23. It would unlikely have an adverse impact on the vitality of nearby settlements (g)
- With regard to SD12 (6), there is policy support for a 'lighter touch' approach to considering appropriate supporting/facilitating development for the listed building, based on evidence for what is best for the site
- Efforts have been made to minimise noise and visual impacts. It would be important to find the correct balance, especially in terms of tranquillity and dark night skies. The Sustainable Construction SPD applies
- It is a fair evaluation to comment that this applicant has thought about the benefits of the natural environment, and the role of ecosystem services
- We welcome the barn being utilised as a community space, and we would welcome the site being accessible from the ground/even level. Accessing the space via the ground level will make it more accessible to a cross section of visitors and users. Education on site linked to the heritage of the barn and the surrounds would be welcomed.

5. **Representations**

5.1 An objection has been received from Maria Caulfield MP which raises the following points:

- 140 events per year on any day from 8am-midnight would have a drastic impact on the quiet rural nature of Falmer and the surrounding South Downs National Park
- Local country roads will be made incredibly busy, including from event staff and servicing (potentially outside opening hours) in addition to guests
- Weekday use would have a negative effect on local residents
- Noise from events has not been independently assessed
- Lighting would be required and would have a great impact on neighbours' homes
- Privacy issues for neighbours that overlook the field where parking is proposed
- The application is inappropriate for the village and should be rejected

5.2 Objections have been received from 12 neighbours and interested parties. They raise the following considerations:

Matters of objection

Impact of events

- Impact on neighbours of weddings and parties
- Large size and frequency of events
- Noise nuisance for neighbours and effects on tranquillity, from events and amplified music day and night. Currently a peaceful village.
- Insufficient attention paid to impacts on the community
- Impact on tranquil setting of the Church. Concern about intrusive impact of events on church activities including funerals, interments, processions and quiet mourning, music (acoustics of building and tranquil setting) and community activities
- Impact of vibration on the church
- Detrimental noise impacts particularly for The Stables, The Granary, the Church and 57 East Street – not properly considered by noise assessment
- Concerns about vehicle intensity, access and parking, traffic effect on the historic village and clashes with events at the stadium. Effect on ability of villagers to undertake their daily activities. Overspill parking is a concern, parking already restricted especially on match days. Weekday evening noise would be detrimental to those who work or attend school
- Impacts from Stadium should not be overplayed. 18 events per year, none in the summer, no music, clear peaks of traffic 1hr before and 1hr after. Clearly different to 140 events per year 8am-midnight
- All access from East Street to the north, narrow. Impact on East Street properties not fully assessed. Proposed planting insufficient to screen car park.
- Congestion, disturbance, light pollution, noise, litter, pond management. Impact of additional vehicle movements on the village including around the pond from private vehicles and taxis
- Not acceptable for fire access to be taken via Falmer Court Farm to south
- Wildlife disturbance including from noise and light pollution from events, and loss of ability to hear wildlife sounds
- Proposal won't contribute positively to the village. Incremental harm
- Proposed community use appears as token gesture
- Insufficient information about what the creative events would be and impacts
- Premises license terms (incl. serve alcohol and play music up to 11:30pm, 7 days a week, longer opening New Year's Eve)
- Potential for up to 140 events per year by year 5, risk of multiple events per week
- Problems raised on noise and traffic have not been addressed with the revised submissions, and mitigation (including closing the barn doors) would be insufficient and unrealistic
- Additional loading on the sewage network

Heritage and economic impacts

- One private owner has responsibility for maintaining this important heritage asset single-handed, requires significant profit to be generated at community cost
- Commercial enterprise with no benefit to the local community

Planning policy

- Does not conserve or enhance

- Conflict with Local Plan, specifically SD7 (relative tranquillity) and para 7.133 (sustainable economy), and Partnership Management Plan

5.3 Comments in support

- Buildings for training, Research & Development, offices, parking and accommodation

5.4 Comments

- No pavement on East Street – pedestrians use the road
- Access would pass the village hall which also operates as a nursery
- East Street has never operated as a one-way system, it would increase speeds
- Stadium events can change at short notice
- Optimum walking times in transport statement unrealistic
- Big events to be limited to one per week, notification of village of events at time of booking, contact details and complaints procedures

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 the South Downs National Park Local Plan (2014-33). The relevant policies are set out in section 7 below.

Statutory Requirements

6.2 Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 states that the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant planning permission.

6.3 Section 72 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

National Park Purposes

6.4 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

6.5 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, and 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. Any development within their setting should also be sensitively designed to avoid or minimise adverse impacts on the designated area.

6.6 The National Planning Policy Framework (NPPF) (2021) is considered holistically although the following section is of particular relevance to the application:

- Section 2: Achieving sustainable development
- Section 6: Building a strong, competitive economy
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

Major Development

- 6.7 Officers are of the view that the proposal does not constitute major development for the purposes of paragraph 177 of the NPPF, and accompanying footnote 60. This advises that whether a proposal constitutes 'major development' in designated landscapes 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. In this case, the proposal is for a new creative and social events use and supporting commercial development in a built context for which the impacts on the designation as a result of development would not be so significant as to be deemed major development.

Relationship of the Development Plan to the NPPF and Circular 2010

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

The South Downs National Park Partnership Management Plan 2020-25

- 6.9 The South Downs National Park Partnership Management Plan (SDPMP) (2020-25) is a material consideration in the determination of planning applications, as outlined in national planning practice guidance, and has some weight. It outlines a vision and long term outcomes for the National Park. The policies of most relevance are: 1, 3, 4, 5, 9, 10, 25, 31, 32, 37, 39, 40, 41, 43, 52, 55, 57.

7. Planning Policy

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

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

- SD4 Landscape Character
- SD5 Design
- SD7 Relative Tranquillity
- SD9 Biodiversity and Geodiversity
- SD12 Historic Environment
- SD13 Listed Buildings
- SD14 Conservation Areas
- SD16 Archaeology
- SD19 Transport and Accessibility
- SD22 Parking Provision
- SD23 Sustainable Tourism
- SD25 Development Strategy
- SD34 Sustaining the Local Economy
- SD41 Conversion of Redundant Agricultural or Forestry Buildings
- SD48 Sustainable Construction

Supplementary Planning Documents and Technical Advice Notes

7.2 The following are relevant:

- SDNPA Sustainable Construction SPD (Aug 2020)
- SDNPA Parking SPD (April 2021)
- SDNPA Dark Night Skies Technical Advice Note (May 2021)
- SDNPA Design Guide SPD (This is draft and carries limited weight in decision making).

8. Planning Assessment

8.1 The main considerations to be determined as part of this application are:

- Whether the proposed photographic studio, creative and social events venue uses represent a creditable, reasonable and viable use of the Grade II* barn;
- The principle of new build business (office and lab) development and guest accommodation within the curtilage, and in the rural area;
- The impact of the new development on the setting of the Grade II* barn and its landscape context;
- The effect of event use, particularly the larger capacity and evening events, on immediate neighbours and the community, specifically relating to noise, highways and transport impacts.

8.2 Additional relevant matters include sustainable construction, dark night skies and biodiversity net gain.

Change of use of traditional historic barn

8.3 The Grade II* barn is an important heritage asset with its value being attributed to various aspects including its age and construction, substantial size and openness internally. It is also a redundant agricultural building worthy of conversion under policy SD41 and SD12 (5). The proposed photographic and events use would retain and embrace the special qualities of the building, particularly its openness, and encourage its appreciation by a wider audience. The barn is important to the cultural heritage of the National Park, therefore this use would meet both purposes of the South Downs National Park (SDNP). The income generated, especially by the social events in the earlier years while the photography use is establishing, would safeguard the future of the barn and support the statutory duty of the South Downs National Park. The principle is therefore strongly supported in heritage and planning terms under policies SD12 and SD13 and NPPF section 16, and under the provisions of policy SD41 for conversions of redundant (particularly traditional) agricultural buildings. The proposed uses would fall within the sui generis category.

8.4 Associated works to the barn itself are required to facilitate these uses and these are discussed in more detail below. These generally take a relatively light-touch approach, which is welcomed and respects the significance of the barn. The proposal would secure the future use of the barn with a minimal amount of harm to the significance and fabric of the Grade II* building. With regard to policy SD12, and section 16 of the NPPF, the proposed uses represent a positive and sympathetic use of the heritage asset and would better reveal its significance. Historic England is supportive of the proposed use. The works to the listed building itself proposed to facilitate the new uses are considered under the separate Listed Building Consent application SDNP/21/01192/LIS, which is recommended for approval.

New floorspace for commercial uses

8.5 This site is located outside any settlement boundaries where the adopted development strategy (policy SD25) resists most new development. However, Policy SD25 does exceptionally allow the redevelopment of previously developed land in the countryside when it conserves and enhances the special qualities of the National Park. The relevant special quality is 'well-conserved historical features and a rich cultural heritage.' Furthermore, the proposed buildings are not presented in isolation, they are integral to the success of the use

of the Grade II* listed barn as a studio and events venue, and critical to minimising subdivision and intervention within this historic building. These are strong positive factors in consideration of the principle of the development. The site is in an accessible location, close to Falmer Railway Station, a main bus route and the A27, which allows for good access for private and public transport options. This is highlighted by comments from the Planning Policy Team which are supportive of the principle of the additional complementary development.

- 8.6 The studio, events, office, lab and guest accommodation facilities would provide local employment, with up to 35 jobs expected at full capacity. This will support the economy, including rural supply chains in compliance with policy SD34 and the visitor economy under policy SD23; contributing positively to the National Park's statutory duty and the objectives of the Partnership Management Plan. There is a shortage of overnight accommodation in the National Park, which this proposal would help, in a modest way, to meet. The guest accommodation is intended to support the uses on site, although would also be capable of occupation for tourist purposes at times when the barn is not being actively used. The principle of the additional floorspace is therefore supported. Conditions are recommended to restrict future changes of use without express planning permission, as these uses have been supported as a group to facilitate the active future of the Grade II* listed barn and assessed in detail for suitability in this sensitive context.

Impact on heritage and landscape setting including the Falmer Conservation Area

- 8.7 The Grade II* listed barn and its listed neighbours, the historic agricultural and small village context including modest listed properties and those considered positive to the character and appearance of the area, the village pond and informal network of routes around the village are important to the defining characteristics of this part of the Falmer Conservation Area. The relative tranquillity and quintessential English village environment has been maintained for the most part despite the dissection of the village by the A27 and associated junctions, mainline railway and immediate proximity of the Amex Stadium. It was therefore important throughout this project to both secure an active use for the Grade II* barn while containing and minimising any negative impacts individually and cumulatively.
- 8.8 The relationship of this part of the Conservation Area and the Farm to its rolling downland setting to the east has changed with the subdivision of the Farm, various commercial uses taking place to the south of the application site, and residential conversions of traditional agricultural buildings that were historically functionally and visually linked to the historic tithe barn. Despite the divorce from functional ties through ownership changes and changes to the site (i.e. planting) outside the realms of the planning system, the buildings and their grouping remain of particular importance and the visual connection from the site itself to the agricultural setting remains strong.
- 8.9 Key principles driving the proposal were therefore:
- a) secure an active sympathetic use of the barn as a priority
 - b) form a new courtyard and associated functional relationships to the north of the barn using the existing traditional building grouping and historic maps as evidence
 - c) keep the courtyard simple and open and maintain the strong connections to the fields beyond
 - d) adopt a contemporary design approach to the new builds that would be inspired by and respect the historic barn
 - e) be mindful and respectful of the historic village setting when determining site capacity in terms of physical development and associated activity. The latter is assessed separately below.
- 8.10 Principle (a) has been addressed above and in SDNP/21/01192/LIS.
- Forming a new courtyard building group*
- 8.11 With regard to (b) and (c), the proposed buildings would be sited on the northern and western boundaries of the site, forming a courtyard. This arrangement takes reference from

the existing layout and historic plans of this particular site, and the location of flint building and boundary walls that remain standing in the northern courtyard. A loose knit courtyard of individual buildings is characteristic of this farm grouping. With reference to the Design and Landscape Officers' comments, the new buildings would be located to the north and western edges of the yard, in the locations shown on historic maps – the differences being the scale and that the new buildings are set slightly away from the historic walls not integrated with them. The layout and design makes good use of the existing levels on site and the historic walls will remain visible features. These would be retained and protected, and repaired where appropriate, an approach supported by the Conservation Officer. This arrangement therefore complies with SD4, SD5 and SD12.

- 8.12 It is recognised that the historic outbuildings north of the Tithe Barn were much narrower in plan and smaller in footprint, driven by functional needs at the time. The larger buildings were all to the south of the barn and the Granary and Stable with Cartshed are still there. Functional needs now require larger footprints but not necessarily taller structures. First floor space is kept to a minimum (and within pitched roofslopes) to avoid the new development trying to compete with the Grade II* barn. The amount of development strikes a good balance on the amount of development in the yard. The proposal is acceptable in this regard on its own merits. For context, it is also noted that the amount of new floorspace within the yard (Buildings A, B and C total 467sqm) is closely comparable to the total within the historic Granary and Stable (405sqm) and smaller than the combined floorspace approved for the extended Granary and Stable conversion (523sqm). The Tithe Barn has traditionally and historically been grouped with supporting structures up to 8.3m to ridge and 5.3m to eaves (Granary); the proposed do not exceed 7.4m to ridge with max 3m eaves to the courtyard elevation. Building B is very similar in scale to the original Stable. Removing the first floor would generate an unacceptably large footprint or encroach on the openness of the central yard space and eastern boundary which would not be offset by the reduction in height. As proposed, the eastern boundary is entirely open (allowing important views to rolling Downland beyond) and there would be a minimum 22m gap between the Grade II* barn and Building A and a 27m gap from the barn to Building B. This respects the setting of the Grade II* listed barn and represents subservient development in this context.
- 8.13 Furthermore, the separation between the buildings and the changes in roof form, siting and height encourages variety in the experience of the grouping and reduces the bulk and massing of each structure. The gaps keep a relationship between the collection of structures and their setting and respond positively to the historic arrangement of buildings at this site, the retention of historic walls and the changing ground levels. Additionally, the in-out arrangement allows for greater permeability in the yard and opportunities to experience the historic barn from a variety of viewpoints.
- 8.14 This approach has necessitated the location of the storage and service functions for the site in the field to the north. The design approach is of a simple agricultural store, suitable in a field context. The siting is advised by practical matters including proximity to the courtyard access and site entrance and the need to use the eastern end of the field for event parking as this is furthest from the neighbours and closest to the courtyard.
- 8.15 Keeping the yard as open and basic as possible in landscaping terms is also critical for the setting of the Grade II* listed barn and, particularly when viewed from the eastern side of the site and beyond, the close relationship of the Tithe Barn to Falmer Court (Grade II) and St Laurence Church (Grade II*) which is viewed across the yard. For these reasons and those set out in the preceding paragraphs, the proposal complies with policies SD4, SD5 and SD12. This openness also brings benefits for the intended creative uses as this yard space offers great flexibility, along with opportunities for parking (especially electric charging and accessible parking), cycle parking and delivery access.
- 8.16 Additionally, in order to keep the yard and the eastern boundary as clear as possible, the plans show an intended location for a temporary catering marquee to the west of the Tithe Barn. This would be L shaped, 12m x 6m on its longest sides, 6m x 3m to its smallest sides, and approximately 3.5m to ridge height (54sqm footprint). It would be erected only when required (some events would have a mobile catering vehicle instead) one day prior to the

event and removed on the following day. For occasions when events are very close in date (i.e. consecutive), the marquee may be in situ for multiple days, potentially changing size in between to suit each event's needs. The use of this is subject to a recommended condition. The use of a marquee would also avoid any cooking facilities in the barn which would bring fire risk or require additional subdivision.

Design

- 8.17 The new development adopts a contemporary design approach which is inspired by, but not restricted to, a pure agricultural typology, and it has been informed by key features of the main barn. There is consistency within the group but each has been designed to meet its function and relate positively to its immediate setting.
- 8.18 Buildings A and B within the yard are rectangular in plan with large roof forms and deep overhanging eaves. This reflects the main barn for which the thick deep roof is a defining feature. The extended eaves also make the buildings more visually subservient without compromising the floorspace. The overhang creates more interest to the elevations and the way light interacts with the built form, and with policy SD8 and the Dark Skies TAN in mind, helps to reduce potential light spillage especially for Building A (office) and the eastern end of Building B that faces the agricultural land beyond. Further reductions would be achieved with integrated blinds to roof windows/glazing (conditioned) and restrictions on external lighting, also subject to condition.
- 8.19 Large doors are also notable on the historic barn; these are a feature on Buildings A, B and C, with the doors on Building A sliding over the glazed ground floor openings. The design references reflecting features on the barn, which help draw the building grouping together visually, to complement the functional relationships that would be created with the proposal. The fenestration is larger in scale than that typically found on traditional agricultural forms but is generally simple and unfussy, allows good amounts of natural light into the spaces, suits the contemporary approach taken to the architecture and befits the office and lab space uses.
- 8.20 Building D is a simple agricultural store with a lower pitched roof and plain clad walls to emphasise its subservience and minimise their visual impact. Building C is also tucked under the trees on higher ground. Building C takes a similar simple approach but with a recessed seating area under the overhanging eaves at the southern end to capture views of the barn.
- 8.21 Timber cladding is proposed to walls for Buildings A, B and C, black stained to match that on the main barn, save for Building D which would be naturally-finished timber. Timber is typically used for lower status buildings or in combination with masonry, is a common agricultural building material and it is a visually obvious feature for the Grade II* listed barn. The old Granary is also partly timber clad. It is therefore considered appropriate here. Metal standing seam roofing would give a modern utilitarian appearance, and would be of a matt finish likely similar to lead. All external materials and finishes would be controlled by conditions. The storage building (Building D) in the field is simple and functional and relates to its agricultural setting. The consistency shown in the form and materials in the new development unites it and marks it out as a distinctly contemporary addition to the site. It is not seeking to compete with the barn or its historic family including the predominantly but not entirely flint Farmhouse, Church and Granary and Stables, it is a new chapter in the history of the site.
- 8.22 In terms of scale, the Grade II* barn is a substantial structure as well as a very important one, and it is therefore essential to ensure it retains its dominance over the supporting buildings. Ridge heights for the new development vary but do not exceed 7.5m from adjacent ground, compared with 10m-12.3m for the historic barn. Eaves heights to the new buildings are no higher than 3m as a result of deep overhangs to the courtyard elevations, compared with 3m-6.5m for the main barn in the elevation that faces the courtyard. The largest two buildings (A and B) are sited 22-27m from the listed barn and staggered with Building B further north and at a lower level using the natural gradients on site. While Building C is closer (up to 15m away) and on higher ground, it is much smaller in scale (approx. half the length of B and only 3m to ridge externally). It is simple and modest in form

and scale but with a similar design approach to A and B and therefore clearly reads in the context of and grouping of the new. This arrangement respects the primacy of the Grade II* listed barn and ensures subservience in its setting. Taken as a whole, the proposal complies with SD5 and relevant principles of the emerging Design SPD.

Impact on Conservation Area and Listed Building settings

- 8.23 While there are many positives about this proposal it is acknowledged that Design and Landscape Officers have objected to the scale and form of the new buildings. It is agreed that Buildings A and B are not small and a total of four buildings are proposed. In pure landscape and design terms, and following the evidence of historic maps they would be smaller and more agricultural and discrete. This may be preferred by the Design and Landscape Officers but is not the only solution here. The knock-on effects of these choices and functional needs of the business also need to be given weight. Furthermore, it is considered that what has been proposed is acceptable on design merit, and in this case the objections from the Landscape and Design Officers would not justify the refusal of planning permission.
- 8.24 A balance has to be struck between supporting the positives and minimising and mitigating the negatives while ensuring a viable scheme, informed by the content of the Local Plan.
- 8.25 The new development has been designed for its context, guided by functional requirements and would protect the key features including the open courtyard, group relationship with the church and house to the west and connection to the agricultural land to the east. It is not unusual to find a combination of larger modern structures on agricultural sites cheek-by-jowl with historic barns and this is the case when looking at the whole farm here. The development is well contained within the site, has a good degree of separation from the Grade II* listed barn and is sufficiently subservient to it to be acceptable.
- 8.26 The importance of a strong functional relationship between the Grade II* barn and its supporting buildings and how this protects the integrity and openness of the barn should not be under-valued. The NPPF (para 206) supports development within the setting of heritage assets that enhances or better reveals their significance, as well as those that preserve the elements of setting that make a positive contribution to the asset. This proposal achieves this.
- 8.27 The new development is well related to and well contained within its site and respectful to the setting of designated heritage assets, therefore it would conserve the character and appearance of the Conservation Area in accordance with policy SD15. The use of the field for parking and the temporary marquee would have a minor negative effect; this would fluctuate dependent on usage and would not be readily apparent within the public realm or from public viewpoints.
- 8.28 Overall, the proposal strikes a positive balance between contemporary design and heritage and landscape setting impacts and would deliver multi-functional space that supports the long-term sympathetic use of the Grade II* barn. The active uses would also increase public appreciation of and investment in these designated high quality assets. Under the listed building legislation, special regard has been had to preserving the building and its setting throughout this project. There is no objection raised on heritage setting from Historic England and the SDNPA's Conservation Officer supports the proposal.
- 8.29 The proposal falls within the "less than substantial harm" category when all matters are considered (NPPF para 202, impact on designated heritage assets), where any negative effects are weighed against the public benefits of the proposal including the optimum viable use of the heritage asset. The public benefits are considered to clearly and demonstrably outweigh the harm. Taking all matters together, the proposal is deemed acceptable with regard to SD4, SD5, SD12, SD13, SD15 and the emerging Design SPD.

Impacts of event use

- 8.30 The primary use of the Grade II* barn as a photography studio and creative space for filming and training events is low impact, with uses being quiet and contained either within the barn or within the courtyard to the north. These would take place typically during the daytime and any impacts on neighbours or the environmental qualities of the village will be negligible.

The office, lab and accommodation uses are similarly low impact, being uses that could typically take place in a residential area.

Noise from people at events and music

- 8.31 In light of the close proximity of private residential neighbours to the barn and the access, the effect of larger events including weddings and evening events on the amenities of neighbours and the village needs careful consideration. There is also a degree of tranquillity in the village and on site to take into account with policy SD7 in mind, although this is relative. Wildlife noise is at times audible above the background hum of the A27 immediately north of the site, noise caused by the close proximity to the railway line, other commercial uses to the south of the barn and, at a greater distance, impacts from events and associated activity at the Amex Stadium. The applicant's noise assessment is based on evidence gathered through background noise monitoring on site, against which the noise from proposed activities has been compared and tested. This is a fair and acceptable basis against which to test impacts. An Addendum submitted in December 2021 provides further clarity on impacts and proposed mitigation.
- 8.32 Noise and disturbance could be generated by human activity, live or amplified music and transport noise. The applicant's noise assessment refers to British Standards 8233:2014 and Planning Practice Guidance (PPG) to inform the review and conclusions. The Noise Policy Statement for England is also relevant. Annex A of the Addendum addresses all sources of noise and recognises that it is the live and amplified music from event use in the barn that could be harmful, particularly during 'unsociable' hours and in light of the requested annual number of events. This varies in documentation from 30 to 60, if social engagements are counted alongside weddings but excludes creative events (photoshoots, filming, conferences, training etc.).
- 8.33 The creative use of the barn and commercial use of the remainder of the site would likely generate some noise but this would be below measured background levels at the identified sensitive receptors when taking activity and transport noise into account. These uses are acceptable in noise terms and would likely not be dissimilar to the lawful agricultural use of the site. The focus has therefore been on understanding and minimising noise from the larger social events including wedding receptions.
- 8.34 The Noise Assessment (with addendum) confirms that without mitigation, the effects of live or amplified music within the barn would exceed PPG thresholds of acceptability during the daytime (up to 11pm) at the two closest neighbours – The Stables (identified as R8) and The Granary (R7) – both sited within 20m to the south of the barn. If live music continues beyond 11pm when sensitivity thresholds change, the impacts would be more detrimental on the Stables and The Granary, and residents of Falmer Court (the applicant's property – R4) and Orchard Cottage (the next nearest private dwelling to the south – R6), and users of St Laurence Church (to the south east of the barn – R5) would also experience some adverse effects. At this level and without mitigation, the effects on the Stables and Granary would be unacceptable.
- 8.35 There is however a solution proposed that would reduce potential detrimental effects sufficient to bring any disturbance down to a minimum, and to enable the grant of planning permission in accordance with the PPG. This solution would use the recommendations in the noise report alongside additional management measures recommended by officers to further reduce the potential for negative impacts on the neighbours or amenity of the area.
- 8.36 The report recommends noise limiter(s) installed within the barn which would curtail the music if the sound levels reached specified thresholds. These would be set in accordance with the time and known measurements of background noise. However the effectiveness of the mitigation relies on the use of closed double glazed windows at the facades of the sensitive receptors. This is not realistic due to the heritage sensitivity of the nearest receptors (all are listed), in particular the Church which has leaded single glazed windows. Also, it would be unreasonable to require windows to domestic properties to remain closed on summer evenings and for private amenity space to be unduly compromised on multiple occasions.

- 8.37 Noise is a key issue for the community as identified in section 5 above and a common cause for complaint, therefore a more cautious approach is justified to protect amenities of residents and to set clear parameters under which the approved activities can take place.
- 8.38 Officers have therefore sought to secure the recommended mitigation plus additional methods or tighter limits to minimise disturbance which will be secured through conditions. This goes over and above the recommendations set out in the submitted Noise report and the advice of the Environmental Health Officer who raised no objection.
- The maximum number of weddings and parties combined would be limited to 30 per year. This would be specified by condition. Weddings and parties would have similar impacts. The acoustic assessment refers to 60 events but does not consider the cumulative impacts. This 30 social event limit is set also with regard to viability considerations.. Further, it is noted the intention that the primary use by year 5 would be the photography and creative events which are the driver for this proposal with the wedding use supporting the scheme financially;
 - Activities would cease by 23:00 not 23:30. After 23:00 the sensitivity significantly increases and the disturbance does not justify an additional 30 minutes. Guests not staying on site would be required to have departed before midnight. Up to 60 minutes is considered reasonable in the circumstances and will assist in staggering departures;
 - No more than 200 guests to attend any event, excluding staff. The historic barn has a larger capacity but the site and surroundings cannot reasonably accommodate the additional activity (including vehicle movements and parking);
 - Use of noise limiting equipment, as recommended in the Noise Assessment Addendum. Due to the reasons stated above, the thresholds for this to activate will be lowered;
 - Southern barn doors to be closed during events uses, northern doors closed save for access after 21:00;
 - Only acoustic-style music to be played externally and no music in the courtyard to the north of the historic barn after 19:00. This is also to protect the interests and quiet use of the Church.
- 8.39 Additionally, conditions will require compliance with an updated Events Management Plan, with associated review mechanism. The existing draft includes some of the commitments set out above and will need to be amended to bring it into line with the recommended conditions. For clarity, both the Events Management Plan and the specific conditions on limitations will be imposed. Further methods included in the draft that are welcomed include the use of trained security/event management staff, information sharing with local residents, and complaints procedures. It is noted that these are more restrictive than the premises licence that has been granted to the site under a separate regime. The difference is justified in planning terms for the reasons stated above. The terms of any planning permission would need to be complied with notwithstanding any additional leniency offered by the premises licence.

Transport and movement noise

- 8.40 With regard to transport and movement impacts, those most likely to disturb would take place at the beginning or end of an event where the majority of guests would be arriving or leaving at the same time. These effects would be more noticeable for guests departing from evening social events when background noise levels are typically lower than at the start or end of the working day. These effects would be most likely at the properties directly adjacent to the field (East Street), by the access (especially 57 East Street immediately adjacent) where activity would be concentrated. Traffic would pass properties and premises fronting East Street and Park Street. These properties would be some 70m from the parking area in the field at the closest point therefore the use of this area when required for parking would not have an impact on privacy. Management strategies are proposed to minimise disturbance as part of the Events Management Plan which are acceptable. These include supervision of the parking area and proactive management of guest entrance and exit activity for events when guest numbers exceed 50. These would be secured by condition and will

appropriately minimise disturbance. Routing and signage are of concern to the community and would be reviewed further as part of the Event Management/Traffic Management conditions in conjunction with the Highways Authority.

- 8.41 At other times, activity relating to the use of the Barn (and associated buildings) is likely to fluctuate and not be clearly discernible above existing background levels and certainly not to the extent that would be considered harmful. The Travel Plan Statement is acceptable, and conditions are recommended to enhance this to maximise focus on sustainable and shared travel and ensure activity on site is effectively and responsibly managed to limit impacts. Other highways considerations are discussed below.
- 8.42 In conclusion on this issue, it is recognised that a small number of local residents may, on occasion, experience some disruption and disturbance from the events use of the barn, but this would not be unduly harmful and can be mitigated by condition. During the times of peak travel for site activities, relative tranquillity would not be conserved or enhanced. For the remainder or majority of the time tranquillity would be conserved in accordance with SD7. With the restrictions imposed as set out above and secured by the below conditions, the impacts would be moderate to low and within the realms of acceptable thresholds under adopted planning policy and guidance. Any remaining negative impacts are also balanced against the benefits to be achieved by a sympathetic active use of the Grade II* barn.

Highway and transport impacts

- 8.43 The site is in a good location for ease of access by a variety of means. The Travel Plan Statement sets out how the site will be managed to encourage sustainable travel, and the revised plans have incorporated lockers and a shower for employees actively travelling to work. One set of facilities for this site is acceptable as a shared resource. Secure cycle parking for employees and guests would be secured by condition. The site would provide for up to 35 jobs and up to 200 guest capacity therefore 14 cycle spaces (8 for staff plus 6 for guests) would be required for staff and guest use to accord with the Parking SPD. As these uses would unlikely happen concurrently, the provision of 10 spaces is considered proportionate and reasonable.
- 8.44 The site is close to the Amex Stadium and access to the village is strictly controlled on match and event days. There are also restrictions in place on local public transport methods for those who don't have a stadium ticket. It is likely that some events proposed at the application site will correlate with events at the stadium, some of which will not be known at the time of booking the Barn or may change at short notice. This matter has been discussed with the East Sussex County Council Highways Authority who are a stakeholder for the transport management of stadium activities and they have given this matter due attention including discussions with other stakeholders.
- 8.45 Investigations were undertaken to establish whether parking space at the stadium or associated land (i.e. Brighton University) could be used when capacity existed, as part of a shuttle service for the application site. This would be preferable in terms of minimising on site private vehicular activity but is outside the applicant's control and while it can be encouraged, availability cannot be guaranteed. It has therefore been necessary to ensure sufficient parking on the application site (taking into account sustainable travel options) to avoid overspill on the village.
- 8.46 Day to day parking would primarily be focussed on the courtyard in the first instance, and accessible and electric vehicle charging spaces would be located there. Delivery vehicles would use the yard space. This would be characteristic for a working yard although more visible in the wider setting due to the openness of the eastern boundary; the field is more visually contained. Furthermore, parking within the field allows better appreciation of the historic barn in its entirety. The majority of the guests will have the barn "revealed" to them as they walk through the narrow entrance under the canopy of the trees. The openness of the yard also allows for greater flexibility for the use of this space for creative purposes without the constraints of being required primarily for parking.
- 8.47 In accordance with the Parking SPD, an events use of the 706sqm barn would generate a need for 47 parking spaces along with 12 spaces for the business use of Buildings A and B

and one space each for the guest accommodation, a total of 61. All accessible and electric vehicle charging spaces would be located within the yard. For 61 spaces this would require a minimum of 6 EV spaces and 3 disabled spaces and these would be secured by condition. The plans show 75-90 vehicles could be accommodated within the indicatively marked area in the field. This is considered to represent the top end of what would be required on site on days when the largest events are taking place in the barn but public transport options would be significantly limited by events at the Stadium and would at other times be materially less. This space is identified at the eastern end of the field for proximity to the barn and the greatest distance from the nearest neighbours. It is adjacent to the A27 boundary. Existing mature planting forms a buffer here between the field and the surrounding land, and the field and the barn courtyard. The use of this area would be informal, with no formal markings. Marshalling for events of 50+ guests will be required to make most efficient use of the space when there is the most demand (and manage use of the access point) and this would form part of the Events Management Plan secured by condition. This approach also minimises visual intrusion for the remainder of the time when there would be no need for parking here or numbers of vehicles would be low. It is appreciated that in landscape terms the parking should be contained within the yard and this is identified in the Landscape Officer's response. However, this is not practical for the scale of use required to support the future of the Grade II* listed barn which is substantial in size, and in order to avoid any overspill parking in the village. A condition is also proposed to ensure the parking is only used to serve the proposed development and not used for example, as additional match day parking for the nearby stadium, to minimise impacts.

- 8.48 This assessment takes a realistic approach to the likely needs and provides for them, with a focus on minimising, managing and mitigation as these are within the control of the site manager/owner. The field has some value but it is not significant. Public rights of way or viewpoints do not interact with the field. On this issue, reducing the impacts on the village by containing all the activity within the site boundaries takes precedence over concerns about landscape impacts for the site itself which, in any case, are considered to be limited.
- 8.49 No changes are proposed to the access point from East Street. None are required for safe use and this would also maintain the rural historic village character. Final details of surfacing within the site including reinforcement of grass to support access would be conditioned and rurally appropriate treatment would be required. The remainder of the field is proposed for ecological enhancements as discussed below.
- 8.50 The use of an Events Management Plan (EMP) for the Barn has been agreed and this will be refined and secured by condition. Key features on the transport side will include making guests aware of the access limitations and ensuring they have the correct details to hand to enter the village on match days and providing stewards or marshals in appropriate places to complement the signage. This complements the Travel Plan Statement which encourages use of alternative modes of travel as well as vehicle sharing. This approach, the draft EMP with associated Transport Statement Update (Sept 21) and Travel Plan have been reviewed in detail by officers and highways consultees and agreed by the Highways Authority. This would be a sensible and practical framework under which to manage activity on site and minimise its impacts on the village, its environment and its occupants. On this basis, the highways and transport impacts of the proposal are acceptable with regard to policies SD21 and SD22.

Other matters

Biodiversity and ecology

- 8.51 The site has been assessed for bat and owl suitability including an emergence survey for bats. There was evidence of owl activity in the barn but no evidence of bats was found when the thatched roof was replaced in summer 2020. The report identifies that the proposed works within the barn are unlikely to impact bats but have recommended alternative roosting provisions for owls. Additional roosting spaces for bats are recommended within the new buildings and on trees within the site. A condition is therefore recommended to ensure the provision of these features within the site in accordance with the report, to comply with SD9.
- 8.52 No trees are proposed for removal. Conditions are recommended to protect existing trees and hedging during works and to ensure that the proposed planting is secured.
- 8.53 The focus for biodiversity net gain and ecosystem services benefits is on the field to the north, although there would be ecological mitigation, some small scale additional planting and drainage works within the courtyard. Where planting is proposed in the yard this is kept to a minimum to respect the agricultural context and would primarily be containerised to protect historic structures and archaeological features.
- 8.54 The supporting Ecological letter dated 15th December sets out a list of sound recommendations that provide context for the development of a suitable landscaping plan that prioritises biodiversity benefits. Such measures include supplementing existing single species hedgerow planting with additional native species, providing a shallow pond, re-seeding basic grassland areas with a wildflower mix and providing more opportunities for pollinators and invertebrates to live and shelter within the existing small woodland area. These recommendations are considered suitable and will be reviewed further in the context of additional information to be supplied (required by condition) to ensure these measures will be effective and can be managed in the long term for biodiversity gain. On that basis the proposal complies with policies SD2 and SD9.

Archaeological Impacts

- 8.55 As identified by the County Archaeologist, any groundworks on the site including those within or immediately adjacent to the Grade II* listed barn have high archaeological potential. The amendments made to the application have minimised potential disturbance to the ground, however some impacts could occur. Conditions are therefore recommended to ensure proportionate but proper understanding of impacts prior to works, and appropriate mitigation. This approach complies with policy SD16 and NPPF section 16.

Sustainable construction

- 8.56 The pre-decision sustainability report, updated by the supplementary table supplied with the amended plans (November 2021) demonstrates the proposal would comply with SD48 and the Sustainable Construction SPD and sets out the applicant's commitments in this regard. This includes the energy efficiency standards for which the November document confirms the design stage evidence demonstrates is feasible using the current plans. The sustainability evidence focuses on the new build floorspace. The re-use of the historic barn with limited alteration is strong in sustainability terms and all benefits achieved that relate to the barn (i.e. the full site energy generation strategy using ground or air source) will be an added positive.
- 8.57 For example, a whole site approach is proposed for providing power, using either air or ground source methods, although the details of this will need careful further consideration due to the particular sensitivities of the site. PV panels could be used to supplement the other sources of power where efficient and discrete to do so; these are indicatively shown in two locations, on the roof of Building C (accommodation) and Building D (store). These details will be refined through the conditions process. The plans also show opportunities for better management of surface water on site, including rainwater harvesting for grounds management and French drains around the barn which will also help protect the historic building from damp. It is appropriate to seek and approve further and final details by

condition. Conditions are proposed that require evidence of compliance with SD48 and the accompanying SPD prior to commencement of the specified buildings to ensure relevant standards are met in construction, with a post-construction verification report requirement. Further conditions including on matters of construction management and drainage form part of a set that would work together to ensure the policy standards are met. The information submitted is proportionate and acceptable for this proposal and it would be appropriate to use conditions to secure the details.

Contaminated Land

- 8.58 Conditions are recommended to investigate and remediate if required, for contaminated land due to the historical use of the site for agricultural purposes, evidence obtained from the recent developments at the adjacent site, and noting temporary interim uses on site including vehicle storage within the historic barn.

9. Conclusion

- 9.1 The use of the Grade II* barn for creative events (primarily photography/film) is suitable and beneficial with regard to policies SD12, SD13 and SD41 but is not viable without its use for social events. Both uses would have minimal impact on the Grade II* listed building itself and would maintain its special and designated qualities. Combined, they could represent the optimum viable use with regard to policies SD12 and SD41 and the NPPF and in any event would be a sympathetic and positive active use. The works to the listed building itself are acceptable as explained in SDNP/21/01192/LIS.
- 9.2 The proposed office, lab and accommodation facilities complement and enhance the creative and events use of the barn and have a symbiotic relationship to each other and the main barn. The scheme would be subservient to the primary Grade II* listed building in scale, siting and function. The proposal would generate up to 35 jobs and support the local economy.
- 9.3 Where harm is deemed to be caused this is less than substantial in terms of the setting of the Grade II* listed barn and its Grade II listed neighbours, and the village Conservation Area. Proposed conditions, including the Event Management Plan, Travel Plan and use of the field for parking when capacity is needed will keep detrimental impacts to the minimum practical within the realms of the application site and planning process, while not unduly affecting neighbours or limiting activity which secures the long-term use of the Grade II* listed Barn. The biodiversity value of the site would be improved.
- 9.4 Overall, the benefits would outweigh any harm. The proposal meets the policy requirements in the Local Plan and NPPF including SD2, SD4, SD5, SD8, SD9, SD12, SD13, SD15 and SD41 and complies with the legislative provisions protecting designated heritage assets. The application is therefore recommended for approval subject to the conditions below.

10. Reason for Recommendation and Conditions

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

Implementation

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. Plans

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.

Phasing plan

3. Prior to commencement of any works, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. No alteration to the sequencing of commencement of each element of the scheme shall be made without prior written agreement of the Local Planning Authority.

Reason: To ensure all parties are aware of the delivery programme and related requirements by condition and under the Community Infrastructure Levy regulations.

Prior to any works to the Grade II* listed barn

Foul drainage

4. No development shall take place 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 completed prior to first use of the facilities. The foul drainage system shall be retained as approved thereafter. For any non-mains drainage solution (whether temporary or permanent), full details of management, maintenance and responsible parties will be required to be submitted and approved in writing by the Local Planning Authority.

Reason: In order to secure a satisfactory standard of development with appropriate servicing and to protect the environment.

Prior to any groundworks

Archaeology

5. No development shall take place that disturbs the ground until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted to and approved in writing by the Local Planning Authority. The works shall only be undertaken in accordance with the approved details.

A written record of any archaeological works undertaken and the results identified shall then be submitted to the Local Planning Authority within 3 months of the completion of the archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To prevent loss or harm to and enable the recording of any items of historical or archaeological interest.

Contaminated land

6. No development shall commence that disturbs the ground until a scheme to deal with contamination of the site and /or controlled water has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall include the following in sequence, unless such requirement is specifically confirmed by the Local Planning Authority not to be required, on the receipt of suitable evidence.

Phase 1: A report compiled by a competent person which includes a desk top study, site walkover, production of a site conceptual model and a human health and environmental risk assessment.

If the Phase 1 report identifies potential contamination, then no development shall commence that disturbs the ground until a Phase 2 intrusive report has been submitted to and approved in writing by the Local Planning Authority.

Phase 2: A report detailing all investigative works and sampling on site, together with the results of the analysis. The findings shall include a risk assessment for any identified contaminants in line with relevant guidance.

If the Phase 2 report identifies that site remediation is required, then no development shall commence that disturbs the ground until a Remediation Scheme has been submitted to and approved in writing by the Local Planning Authority.

Phase 3: A scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved and any ongoing monitoring shall be specified. A competent person shall be nominated by the developer to oversee the implementation of the Remediation Scheme. Thereafter the approved remediation scheme shall be fully implemented in accordance with the approved details.

Reason: In the interests of amenity and to protect the health and future occupiers of the site from any possible effects of land contamination in accordance with local and national policy.

Surface water drainage

7. No works that disturb the ground external to the Grade II* listed barn shall take place until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved in writing by the Local Planning Authority. These details shall include details of management and maintenance and responsible persons. Thereafter all development shall be undertaken in accordance with the approved details and Buildings A, B and C shall not be first used until the approved works have been completed. The surface water drainage system shall be retained, managed and maintained as approved thereafter.

Reason: To ensure satisfactory surface water drainage.

Prior to any groundworks relating to the construction of Buildings A, B, C or D or associated works

Construction Environmental Management Plan

8. Excluding works to the Grade II* listed barn, no development shall take place on any phase until a Construction Environment Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall set out the arrangements for managing all environmental effects of the development during the construction period, including:
 - (i) traffic (including a workers' travel plan, numbers and types of vehicles and routing arrangements)
 - (ii) temporary site security fencing
 - (iii) any artificial illumination
 - (iv) noise, vibration, dust, air pollution and odour
 - (v) ecological and arboricultural protection and mitigation measures
 - (vi) on site management of plant, materials and waste
 - (vii) facilities for workers
 - (viii) wheel washing
 - (ix) a strategy to deal with unforeseen or unexpected contamination

If a single CEMP is submitted and used, any variations to the CEMP for each phase shall be clearly identified.

The CEMP shall be implemented in full throughout the duration of the construction works, unless a variation is agreed in writing by the Planning Authority.

Reason: In the interests of amenity and environment of the locality and highway safety.

Sustainable Construction

9. Prior to the commencement of construction of Buildings A, B or C hereby permitted, a design stage sustainability report shall be submitted to and approved in writing by the Local Planning Authority.

The information submitted for this condition shall demonstrate how the commitments set out in the Sustainability Strategy (updated November 2021) and the requirements of the SDNPA Sustainable Construction SPD will be incorporated into the approved development.

The development shall not be constructed other than in full accordance with the agreed recommendations in the approved report.

Reason: To ensure an environmentally sustainable development.

Programme of works – heritage and landscape

10. No works hereby permitted in relation to the construction of Buildings A, B, C or D shall begin unless and until details of the foundations, drainage and services, to include a detailed design and method statement, have been submitted to and approved in writing by the Local Planning Authority. The works and detailed designs shall respond positively to the archaeological and built heritage sensitivity of the site, its contours and existing vegetation, and include appropriate safeguarding and monitoring measures to protect heritage assets and landscape features include the historic boundary walls which shall be surveyed prior to the preparation of such details. Full details of the method of protection of the historic walls and any repairs shall be provided. Once approved, the works shall proceed in full accordance with the agreed details unless any variation is expressly agreed in writing and in advance.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded.

Finished floor levels

11. No works hereby permitted in relation to the construction of Buildings A, B, C or D hereby permitted shall begin unless and until details, including plans and cross sections of the existing and proposed ground levels of the development, and the boundaries of the site and the height of the ground floor slab and damp proof course in relation to a nearby datum point and the historic barn shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details. Information shall be prepared with regard to the findings of the archaeological reports (condition 5), and sensitivities of historic boundary structures and existing vegetation.

Reason: In order to secure a satisfactory standard of development while managing the impact of change on heritage assets and their settings.

Schedule and Samples of Materials and Finishes

12. No construction above ground floor slab level of any building or structure which forms part of the development hereby approved shall commence, unless and until a full schedule of the external materials and finishes for the buildings and hard landscaping treatment within that phase, and appropriate samples (unless specific samples are expressly not required) has been submitted and approved in writing by the Local Planning Authority. Once approved, the development shall only be constructed in full accordance with the agreed schedule and samples and retained as approved in perpetuity (subject to reasonable weathering and natural ageing).

Reason: To safeguard the appearance of the premises and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development.

Wildlife mitigation

13. No construction above ground floor slab level of any building or structure which forms part of the development hereby approved shall commence, unless and until full details of the integration of bat, bird and owl boxes or equivalent suitable provisions within the buildings and the location of roosting features within the landscaping of the site have been submitted to and approved in writing by the Local Planning Authority. Once approved, the wildlife features shall be integrated into the buildings and site and retained for use in perpetuity.

Reason: To provide alternative and additional features to support the wildlife use of the site.

Dark skies mitigation

14. No construction above ground floor slab level of Buildings A or B shall commence unless and until full details of the methods employed to minimise light spillage have been submitted to and approved in writing by the Local Planning Authority. These shall

include integrated blinds for roof glazing, and measures to minimise light spill from gable end glazing which may include low emission glass. Once approved, the measures shall be integrated into the building fabric and used as stated.

Reason: To minimise light spill to protect the dark night skies, minimise disturbance to wildlife and protect the setting of heritage assets.

Prior to first use of the Grade II* listed barn

Parking in field

15. Notwithstanding Plan YO253-007E, the land to the north of the Grade II* listed barn shall not first be used for the parking of any vehicle unless and until full details of the extent of land to be made available for parking has been clarified, and any surfacing of the track or parking location have been submitted to and approved in writing by the Local Planning Authority. Any surfacing shall be as low intervention as possible to facilitate the use and be of a rural character.

The details shall be implemented as approved and thereafter maintained to ensure all parking and turning needs are contained within the site.

The parking area shall only be used for vehicles using the site and shall not at any time be made available for parking for any off-site purposes or uses.

Reason: To safeguard the operation of the public highway and ensure all activity is contained on site in a manner appropriate to its rural location.

Accessible parking

16. The development hereby permitted shall not be first brought into use until provision for a minimum of 3 disabled parking spaces has been made within the courtyard enclosed by the barn, and Buildings A, B and C. These spaces shall thereafter be retained.

Reason: To enable disabled staff members or visitors to easily access the site.

Cycle storage

17. The development hereby permitted shall not be first brought into use until details for the provision of cycle storage sufficient for 10 bicycles have been submitted to and approved in writing by the Local Planning Authority. Cycle storage should be secure and covered and available for staff and guest use. Facilities for e-bike charging shall be included. The approved cycle storage details shall be implemented prior to the first use of the development and thereafter retained.

Reason: To provide for alternative modes of transport.

Marquee surfacing and fixing details

18. Prior to first use of the marquee, details of the method of attachment to the ground and any permanent surfacing (including confirmation of levels) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the surfacing shall be installed and marquee fixed in accordance with the approved details.

Reason: To minimise the impact of the hard surfacing and construction methods on sensitive built and natural assets.

Planting scheme and ecological enhancements

19. Notwithstanding the existing landscaping plan (YO253-007E), prior to the first use of the historic barn as an events venue, a detailed scheme of planting and ecological enhancement proposals shall be submitted to and approved in writing by the Local Planning Authority including a timetable for implementation and associated maintenance arrangements and responsibilities.

All such work as may be approved 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 be advised by the recommendations in the letter dated 15th December 2021 from CT Ecology and include the following details:

- a) Layout of planting to show plant species, planting sizes, locations, densities and numbers
- b) Tree pit designs for each size of tree planting proposed directly in the ground including guying/support method, tree pit size, details of backfill material, irrigation design, surface treatment according to location;
- c) Areas of grass & specification for seeding or turfing as appropriate
- d) Written specification for soil amelioration including cultivations, planting methodology, establishment maintenance
- e) Full details including cross sections of the proposed pond and any other surface water or groundwater drainage features
- f) Maintenance strategy and responsibilities for a minimum period of 10 years.

The landscaping shall thereafter be planted and maintained in accordance with the agreed commitments.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character and to ensure the delivery of the ecological benefits in a manner suitable to the location and context.

Events Management Plan

20. The development hereby permitted shall not be brought into use until an Event Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The document shall include suitable managing and monitoring arrangements together with review mechanisms. Once occupied the use shall be carried out only in accordance with the approved Event Management Plan in all respects unless any variation is agreed in writing by the Local Planning Authority.

Reason: To ensure the use of the historic barn for events does not detrimentally impact on residential amenity and to safeguard the operation of the public highway.

Travel Plan Statement

21. No part of the development shall be first used until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport and as advised by the Highway Authority and shall coordinate with the Events Management Plan. The Travel Plan once approved shall thereafter be implemented as specified within the approved document.

Reason: To encourage and promote sustainable transport.

Prior to first use of Buildings A, B or C

Sustainability part 2

22. Prior to the occupation or first use of Buildings A, B and C hereby permitted, an as-built stage sustainability report demonstrating the commitments approved under condition 9 have been integrated into the finished buildings, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an environmentally sustainable development.

Electric vehicle parking

23. Prior to first use of Buildings A, B or C, provision for a minimum of 6 electric vehicle charging spaces shall be made. These spaces shall therefore be maintained in perpetuity.
Reason: To make satisfactory provision for electric vehicles.

Use/Occupation – in perpetuity

Capacity of barn

24. No wedding or any other event shall take place on site for more than 200 attendees (the capacity of 200 attendees excludes staff).
Reason: To protect the amenities of the site and locality and to avoid unacceptable impacts on the village from activity including transport movements.

Number of social events

25. No more than 30 weddings or parties shall take place on site within any calendar year.
Reason: To avoid the intensification of the site which would generate unacceptable detrimental impacts on the amenities of local residents and the local environment. In accordance with the terms of the application and rationale for the proposal.

Hours of Use

26. The Grade II* Barn shall not be used outside the hours of 07:00 – 23:00 on any day, save for New Year's Eve when the Grade II* Barn shall be closed no later than 00:30 the following day. All guests not staying on site must vacate the site within a maximum of one hour of the specified building closing time.
Reason: To protect the character and amenities of the locality and its residents from noise and disturbance generated by the use of the site.

Noise limits

The use of the Grade II* listed barn for weddings and social events must only take place if the noise limiting equipment recommended in the Noise Assessment Addendum is installed in the locations identified, fully operational and has been tested prior to commencement of the event.

No live or amplified music shall be played within the Grade II* listed barn which exceeds 85dB measured in the location of the noise limiting equipment identified in the submitted Noise Assessment.

Any music played within the courtyard (Plan YO253-006C) shall only be acoustic-style and not amplified and shall not be played between 19:00 and 10:00.

Reason: To protect the amenities of neighbouring residents and the environment.

Doors closed

27. The Grade II* barn shall only be used for weddings and parties on the basis that the southern doors are closed at all times save for emergency access use, and all external doors are closed after 21:00 save for access.
Reason: To protect the amenities of the neighbouring occupiers, the environment and the locality

Disposal of glass

28. Any empty glassware associated with the development shall only be disposed of between the following hours:
(i) 8am to 8pm Mondays to Saturdays
(ii) 11am to 6pm Sundays, Bank or Public Holidays

Reason: In order to protect the character and amenities of the local area.

Temporary marquee

29. No marquee or other tent-like structure shall be erected within the courtyard part of the site other than within the area marked on the approved site plan (YO253-005G). Such a structure shall have a maximum footprint of 56sqm and a maximum single side length of 12m and maximum height of 3.5m and:
- (i) shall not be in place for more than 90 total days in each calendar year or more than 10 consecutive days at any time, and
 - (ii) shall not be attached to the Grade II* listed barn

Reason: To restrict the presence and scale of such structures on site to a reasonable period to protect the setting of the historic assets within and adjacent to the site and protect residential amenity.

No external lighting

30. No external lighting shall be installed on the building or anywhere within the site unless otherwise agreed in writing, following the submission of details, by the Local Planning Authority. Any lighting shall be installed and retained as approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity, heritage assets, ecological interests and to protect and conserve the International Dark Night Skies Reserve.

Holiday occupation only

31. Building C and the first floor of Building B as marked on the approved plans shall be used for guest accommodation only and for no other purpose (including any other purpose within 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)).

Upon commencement of the use hereby approved the owner/site operator shall keep a record of all persons who have occupied the guest accommodation including details of the duration of their stay. Such records shall be kept by the site operator and made available for inspection by the Local Planning Authority upon written request, within 14 days.

Reason: To ensure that the accommodation is only used for short term holiday or guest purposes and not for permanent residential accommodation.

Use of Buildings A and B

32. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), Building A and the ground floor of Building B as marked on the approved plans shall only be used for purposes within Class E(g); and no other use as defined within Schedule 2, Part 3 shall be carried out within these buildings.

Reason: To enable the Local Planning Authority to regulate and control the use and development of land in this sensitive setting.

Use of Building D

33. The building marked as Building D on the approved plans shall only be used for storage purposes ancillary to the development hereby permitted, or to enable the proper maintenance of the land to which it is associated, and no other purpose, including within Class B8 as set out in the Town and Country Planning (Use Classes) Order 1987 as amended or any provision equivalent in any other statutory instrument revoking and re-enacting that order.

Reason: To comply with the terms of the application and to ensure the use of the building does not have a harmful environmental effect.

Informatives

1. This permission should be read in conjunction with the Listed Building Consent, reference no SDNP/21/01192/LIS.
2. Compliance with the Building Regulations will be required and before commencing works, it is recommended that discussions take place with the Building Control section of your Council. Where a building regulations approval differs from your planning permission, you should discuss this matter with the Local Planning Authority.
3. The applicant is advised that connections beyond the site to the mains sewers and network capacity are the responsibility of Southern Water. You are advised to ensure sufficient capacity is made available in a timely manner to serve the development and include evidence of such when applying to discharge the condition. Non-mains foul drainage solutions may require separate consent from the Environment Agency.

A formal application for connection to the public sewerage system is required in order to serve this development. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

4. Attention is drawn to the provisions of the Countryside and Rights of Way Act 2000 and Wildlife and Countryside Act 1981 (as amended) and in particular to Sections 1 and 9. These make it an offence to:
 - i) Kill or injure any wild bird,
 - ii) Damage or destroy the nest of any wild bird (when the nest is being built or is in use),
 - iii) Damage or destroy any place which certain wild animals use for shelter (including all bats and certain moths)
 - iv) Disturb certain wild animals occupying a place for shelter (again, all bats and certain moths).

The onus is therefore on the applicant to ascertain whether such birds, animals or insects may be nesting or using the tree(s), the subject of this consent, and to ensure you do not contravene the legislation. This may, for example, require delaying works until after the nesting season for birds. The nesting season for birds can be considered to be March to September. The applicant is advised to contact Natural England for further information (tel: 0845 601 4523)

5. The applicant is advised that licensing requirements are separate to planning requirements. In the event of a conflict where the planning conditions are more onerous, the requirements of those planning conditions take precedence.
6. The proposed development referred to in this planning permission is liable to pay the Community Infrastructure Levy (CIL). In accordance with CIL Regulations, the South Downs National Park Authority will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which planning permission is granted. Please note that failure to comply with the CIL Regulations may result in you forfeiting any reliefs which might be available. Further details on the Authority's CIL process can be found on the South Downs National Park Authority website. If you have questions then please email CIL@southdowns.gov.uk

II. Crime and Disorder Implication

- II.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: Appendix I – Approved Plans
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 2020-25](#)
[SDNPA Sustainable Construction SPD \(Aug 2020\)](#)
[SDNPA Parking SPD \(April 2020\)](#)
[SDNPA Design Guide SPD \(emerging, 2022\)](#)
[SDNPA Dark Skies TAN \(May 2021\)](#)

Appendix I – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans - Existing Location and Block Plan	YO253 - 001	C	18.11.2021	Approved
Plans - Proposed Location and Block Plan	YO253 - 002	H	18.11.2021	Approved
Plans - Proposed Site Plan	YO253 - 005	G	11.01.2022	Approved
Plans - Proposed Courtyard Roof Plan	YO253 - 006	C	18.11.2021	Approved
Plans - Existing Barn Sections	YO253 - 070	C	18.11.2021	Approved
Plans - Office Ground Floor Plan (Building A)	YO253 - 120	E	18.11.2021	Approved
Plans - Office First Floor Plan (Building A)	YO253 - 121	C	18.11.2021	Approved
Plans - Lab Ground Floor Plan (Building B)	YO253 - 130	E	18.11.2021	Approved
Plans - Lab First Floor Plan (Building B)	YO253 - 131	D	18.11.2021	Approved
Plans - Proposed Lab Elevations (Building B)	YO253 - 210	D	18.11.2021	Approved
Plans - Proposed Accommodation Elevations (Building C)	YO253 - 230	C	18.11.2021	Approved
Plans - Proposed Barn Elevations	YO253 - 231	D	13.12.2021	Approved
Plans - Existing Barn Floor Plans	YO253-040	A	18.11.2021	Approved
Plans - Accommodation Floor Plan (Building C)	YO253-150	B	18.11.2021	Approved
Plans - Proposed Barn Floor Plans	YO253-160	F	11.01.2022	Approved
Plans - Proposed Office Elevations (Building A)	YO253-200	E	18.11.2021	Approved
Plans - Proposed Barn Sections	YO253-300	C	18.11.2021	Approved
Plans - Proposed Site Sections	YO253-310	D	06.01.2022	Approved
Plans - Existing Barn Elevations	YO253-060	B	18.11.2021	Approved
Plans - Existing Site Plan	YO253-004		24.08.2021	Approved
Plans - Proposed Store Floor Plan (Building D)	YO253-140		18.11.2021	Approved
Plans - Proposed Store Elevations (Building D)	YO253-220	A	18.11.2021	Approved

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

