

Report to	<b>Planning Committee</b>
Date	<b>13 April 2023</b>
By	<b>Director of Planning</b>
Local Authority	<b>Chichester District Council</b>
Application Number	<b>SDNP/21/04042/LIS</b>
Applicant	<b>Metis Homes and Cowdray Estate</b>
Application	<b>Works to change the use of core of former school building to three dwellings, demolition of mid to late 20th century rear extensions and outbuildings, and associated development</b>
Address	<b>Easebourne Primary School, Easebourne Street, Easebourne, West Sussex, GU29 0BD</b>

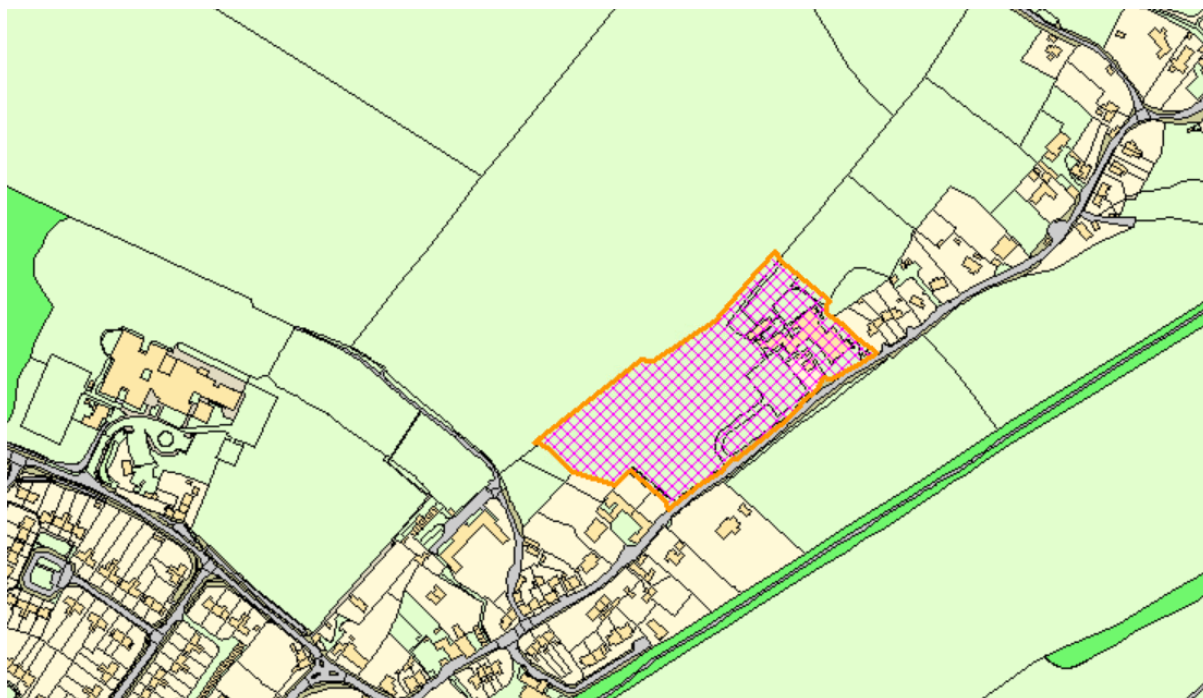
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**Recommendation:**

**That listed building consent be granted subject to the conditions set out in Section 9 of this report**

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## Site Location Plan



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## Executive Summary

The Grade II building was originally built as a school in 1873 and used as such until the pupils and staff relocated to a larger site in the village in 2013. The proposed works seek to facilitate the conversion of the historic stone core of the building, dating from 1873-1902, into 3 apartments. This forms part of a wider proposal for 20 dwellings within and around the school allocated under policy SD67 of the Local Plan. The parallel planning application SDNP/21/04041/FUL that addresses the change of use and related planning considerations is item 8 on the agenda.

The proposed works have been well informed by historical evidence. One apartment would use primarily the infants' wing, another the juniors' and the third the seniors' rooms. Key historical features both within and on the exterior of the building would be revealed and restored. The demolition of the extensive additions from the later part of the 20<sup>th</sup> and early 21<sup>st</sup> century are acceptable as they have very little or no historic or architectural merit. Their loss would enhance the significance and setting of the historic core and that of the partner property, the Grade II listed Schoolmaster's House, both of which sit within the Easebourne Conservation Area.

The main issue for consideration in this application is the effect of the proposed works outlined above on the listed building and its setting, and whether their significance will be preserved and enhanced, having particular regard to Local Plan policies SD12, SD13 and SD14, the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 16 of the NPPF.

Although the school use would be replaced with residential, the proposed works would conserve and enhance the special historic and architectural interest of the heritage asset and secure its long-term future in accordance with the above policy and legislative tests. The proposal is therefore recommended for approval subject to the conditions set out in section 9.

## **I. Site Description**

- I.1 The former primary school is a Grade II listed building sited within the Easebourne Conservation Area. It was listed in 1987 with the following identification: 'Easebourne Parochial First School Gill School. Mid C19. Coursed sandstone with red brick dressings and quoins. Tiled roof. Central gable with scalloped bargeboards and turret above containing a bell with cupola over. Projecting porch at each end with scalloped gable. One storey. Four casement windows.'
- I.2 The first phase of the school, the primary frontage to Easebourne Street, was built in 1873 in response to the Forster Education Act. This was the first of a number of acts of parliament passed between 1870 and 1893 to create compulsory education within publicly funded schools in England and Wales for children aged between five and thirteen. The first phase comprised a main full height classroom with central timber partition, with a girls' entrance and cloakroom on the northern side and boys on the southern side, complemented by an additional classroom to the rear. The school quickly expanded from one wing to three by 1885, in matching style, form and materials, with each wing housing infants, juniors or seniors' schoolrooms and classrooms. The space to the front was a playground and a separate building to the rear provided toilet and storage facilities. The central courtyard enclosed by the three wings was covered in 1902 and initially used as a museum space before later becoming the school library.
- I.3 The adjacent schoolmaster's house is also Grade II Listed, identified as follows: 'The Schoolmaster's House adjoining the school on the south west II House. Mid C19. Coursed sandstone with red brick dressings and quoins. Tiled roof. Gable end north east and south west. Tall red brick chimney stack. Two storeys. Three casement windows.' It is contemporary with the original wing of the school and the properties share boundaries. Initially each age group was overseen by a separate headteacher. The school became a mixed school in 1913 with a separate infants department then in 1923 became an all-age school under one headteacher.
- I.4 During the Second World War the school took in many evacuated children and an outbuilding was added in 1942 to form a canteen. There was then a phase of significant expansion and alterations in the early 1960s to the north west of the historic core. These included a series of additional classrooms, staff facilities, a hall, various detached buildings, multiple playing areas, together with alterations to the original building. False ceilings were inserted, chimneys severed just below roof level, windows and doors were changed, and the large classroom and schoolroom spaces subdivided to provide toilets within the building for each age group. The original infants classroom projection on the north side was demolished with facilities re-provided in the main extension. Play space was expanded to the north. A swimming pool was added next to the canteen in 1977 to celebrate the Queen's Silver Jubilee. Subsequent development included the addition of new staff facilities behind the hall in the late 1990s and the creation of the main vehicular entrance with large car park next to the Schoolmaster's House. The site closed in summer 2013 when the school moved to the location of the old Intermediate school on Wheelbarrow Castle. The school building has since been vacant and is in a declining condition.
- I.5 The historic stone boundaries and metal railings that identify the curtilage of the original school and headmaster's house (which is occupied) form part of the application site and are covered by the listing. The frontage wall is a retaining wall onto Easebourne Street due to the site being at a raised level to the road. Additional more modern railings and gates secure the wider site.
- I.6 For the wider context please refer to agenda item 8 (SDNP/21/04041/FUL)

## **2. Relevant Planning History**

- 2.1 SDNP/20/04747/PRE - Construction of 20 new homes, including the conversion of a former school building. Advice in relation to the listed building dealt with extent of demolition, acceptance of splitting into 3 apartments to respond to the infant, junior and senior wings and minor extension to north. Retention and repairs to boundary walls reviewed. Key features identified for restoration. Discussions about sustainability opportunities sensitive to

heritage credentials and specific circumstances. The listed building consent application considered here generally follows this advice.

- 2.2 SDNP/21/04041/FUL - Erection of 20 dwellings, including conversion of former school building, with associated access, parking and landscaping following demolition and site preparation. Parallel application in response to allocation policy SD68. Extensive revisions during assessment to seek to address heritage setting considerations.

### **3. Proposal**

- 3.1 The application seeks consent to demolish the post-war extensions and all outbuildings and undertake alterations to the historic core of the school (1873 – 1902) to facilitate change of use to three apartments, together with works to restore historic boundary walls and railings. The three distinct sections of the school – infants, juniors and seniors – would each become a 2-bed apartment.
- 3.2 The interior and exterior works include restoration and retention of key features including internal partitions, roof trusses, chimney breasts, doors, windows, bell tower with pull and distinctive gable detailing.
- 3.3 Historic boundary walls and railings would be repaired and restored. The wall to the frontage onto Easebourne Street that currently ends at playground level would be raised in height in stone by approximately 0.4m with the railings reinserted above to give a total height above adjacent ground level of 1.2m (to provide appropriate protection from falls). Changes to surfacing and drainage immediately around and abutting the building, partly proposed herein and partly under parallel planning application SDNP/21/04041/FUL, would remove harmful additions such as the asphalt that has been laid above damp proof level. This will allow the building to breathe more easily, while retaining historic cobbles, setts and boot scrapers, along with improving management of surface water. Additionally, due to relationships with historic boundaries, this application covers works to the boundaries at the original school access from Easebourne Street to improve vehicular manoeuvrability.
- 3.4 All extensions and outbuildings not part of the historic stone-built core of the school are proposed for demolition. The majority date from the early 1960s onwards and include a large hall, multiple classrooms, staff and reception facilities. These are attached or in the curtilage of the school and are therefore covered by the listing. The parallel application SDNP/21/04041/FUL addresses the groundworks in the wider setting including the removal of the playgrounds and swimming pool to the rear of the site, drainage and hard landscaping improvements.

### **4. Consultations**

#### **4.1 Easebourne Parish Council: Support**

The Parish Council is delighted that the old school building will be renovated, later extensions demolished, blocked doors and windows reinstated, and some windows replaced with traditional windows, and therefore supports this application.

#### **4.2 Conservation Officer: Comments**

The proposal is to convert the Grade II building into three residential units and this largely – though not exclusively – follows the historic arrangement of the spaces into juniors, seniors and infants. Overall the scheme represents a solid basis for a conversion scheme that will help secure the retention of this important building.

Note positive amendments made in response to earlier comments including the symmetry of the frontage doors and changes to porch addition to make more lightweight.

Removal of modern extensions and suspended ceilings is welcomed. Suspended timber floors are an important element to building character.

Conditions can be used to secure and clarify details including details of fenestration to be retained, restored and specifications on new. New windows to be traditional joinery to match the original in all respects, including single glazing.

Preference for lost chimneys to be reinstated, which would represent a significant enhancement to the listed building.

Preference for early understanding of the construction and potential remediation of issues, however details of damp remedial treatments and proposed ventilation and flooring could be investigated and agreed through conditions, as requires more invasive investigation.

## **5. Representations**

5.1 Objections have been received under this application from 5 parties including private individuals, the Easebourne Residents Action Group and The Midhurst Society. Those that relate to matters that are relevant to this application specifically for works to a Listed Building are identified below. All remaining comments have been considered and reported under the parallel planning application SDNP/21/04041/FUL.

### 5.2 Objections

The Midhurst Society does not object in principle to the School Building being modified and developed but object since it forms part of an application for the development of the entirety of the School site about which there are concerns.

## **6. Planning Policy**

### 6.1 Statutory Requirements

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 the building or its setting and any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

### 6.2 Most relevant Policies of Adopted South Downs Local Plan (2014-2033) (a longer list of other relevant policies can be found in Appendix I)

- SD12: Historic Environment
- SD13: Listed Buildings
- SD68: Former Easebourne School

### 6.3 Key Relevant Sections of National Planning Policy Framework:

- Section 15 - Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

### 6.4 Most relevant Policies of the South Downs Management Plan (2020-2025)

- Policy 1: Conserve and enhance
- Policy 9: Historic environment

## **7. Planning Assessment**

### Principle of development

7.1 The principle of the change of use of the historic core of the school to residential use was established under Local Plan policy SD68, as an integral part of the proposals for 16-20 dwellings on this allocated site. The supporting text anticipates the demolition of the more modern buildings and structures on site would improve the setting of the adjacent Listed Buildings and the Conservation Area. Additionally, these are not positive additions that would be worthy of conversion.

7.2 The building is listed at Grade II, a designation which encompasses the full building and any fixed structures within its curtilage. The policy encourages retention of the core and demolition of the remainder. The building was designed and built as a school and operated as such from the 1870s until 2013. It has therefore been subject to multiple phases of incremental change to suit the evolving requirement to operate as a school and grow to meet the needs of the communities it served.

- 7.3 This proposal seeks to reveal, reinstate and integrate many of the important and distinctive lost historic features from the early phases of the building's evolution and restore the historic character of the school. The proposal has been amended during the assessment to respond to advice and further information.
- 7.4 A survey plan from 1911 clearly shows how the core of the building was internally subdivided and used, and identifies all the historic boundaries. This has been used proactively to inform the proposed scheme, both in terms of establishing the extent of the historic core to be retained and converted and in terms of respectful subdivision of the interior, enabling retention of as much as possible of the remaining historic fabric and in part a restoration of some of the early layout. Records from the school itself including extensive photographs and documents have proven to be a valuable archive in charting the development of the school and identifying important historic features to be conserved and enhanced.

#### Historic core conversion

- 7.5 The 1911 plan shows three distinct areas of the school – infants, juniors and seniors. Juniors used the original frontage, which is shown as a single schoolroom with a central partition to divide the girls from the boys, with each having their own fireplace, own entrance and cloakroom. An internal door led into the central shared museum space. This is proposed to become one apartment (number 18 in the full scheme). The top section of the central partition, concealed above a false ceiling, would be reinstated to its full height, with the truncated kingpost roof trusses restored. Two bedrooms would be provided in the boys' side with an ensuite in the cloakroom, reinstating the original external door but blocking from the inside, and the living space and entrance would use the girls' side. Part of the museum area would be a bathroom and utility/store. The chimney stack on the living room side would be retained internally; albeit none of the historic chimneys form part of the building externally. Externally, the weathervane, bell cupola, clock, pierced bargeboards, high level hexagonal windows in the gables, boot scrapers and cobbles around the boys' entrance are all intact and would be retained and restored.
- 7.6 The northern wing, the infants' rooms in 1911, has been most altered, with the classroom and cloakroom on the north eastern side demolished in the second half of the 20th century. The main schoolroom has been retained and would form the living space for flat 20. Two bedrooms are proposed, one in the junior mixed classroom on one side of the schoolroom and another in the senior mixed classroom. A small entrance extension is proposed in the approximate location of the infants' cloakroom. This is a contemporary addition, fairly lightweight and simple in form and appearance, and subservient in its appearance and use of materials. It would provide an entrance consistent with the character of the historic school and avoid further subdivision of the interior.
- 7.7 The senior wing is proposed to form flat 19. Similarly to flat 18, the main schoolroom would be full height, with two bedrooms at the north western end and the living space accessed directly from the original seniors entrance porch and cloakroom area. The remaining museum space in the middle of the building would be provided as the bathroom and utility and store space for this flat, with a small ensuite serving the largest bedroom. Corbel and bench detailing would be retained in the seniors' entrance area. Exposed chimney breasts are shown in both flats 19 and 20. The external chimney stacks were removed prior to the mid-1960s and while there may be advantages in the principle of their reinstatement, it would be impractical to achieve a like for like reinstatement of the original 19th century chimneys.
- 7.8 Throughout the building unsympathetic later additions or alterations of windows and doors would be restored or reinstated as traditional windows and doors to match the original. Where internal doors have been blocked, shadow gaps would be inserted into the plaster to denote this, such as between the original junior classroom and cookery room. It is proposed to restore the original glazing pattern to existing windows which is supported, although more details will be required by condition. This would be a benefit of the proposals.
- 7.9 The building is in poor condition and due to the many layers of intervention there are elements of the building that aren't fully known at this stage. Sufficient investigation has been

undertaken thus far in order to make an assessment and decision, and further more invasive investigation in accordance with a pre-agreed scheme will be subject to a condition (condition 5). The findings of this will inform the finer detail of some of the proposed works including, for example, treatment of flooring. A full detailed method statement for a range of works is required under condition 6.

- 7.10 This is a sympathetic scheme that has been well informed by the historical evidence particular to this school and takes many opportunities to restore lost positive features and retain the character and special qualities of the historic school. There are, in listed building terms, significant benefits to the proposal. Historic fabric loss is minimal, and the proposed porch addition is small and contemporary. Proposals to better insulate and ventilate the building are acceptable in principle. The building conversion itself complies with policies SD12, SD13, SD14, the NPPF section 16 and the statutory legislation as it would enhance and better reveal the significance of the heritage asset and secure its long-term future. Finer details are suitable to be dealt with by conditions.

#### Demolition

- 7.11 The elements to be demolished date from the early 1940s to the early 21st century. The canteen building is the earliest, a single storey whitewashed outbuilding with metal windows, and a corrugated metal roof, characteristic of wartime development. This has a low heritage value and is acceptable to remove. The remaining extensions and additions are brick and panelled with coloured inserts and large areas of glazing, typical of educational buildings of the mid to late 20th century. These have no heritage value. Likewise the metal railings and wire fencing are functional and have no merit.
- 7.12 The removal of the asphalt surface around the building is a particular benefit aesthetically. More importantly, as it has been laid hard up against the historic walls and over the damp proof course and unusual Tobin tube ventilation features, its removal will allow the building to be properly naturally ventilated as it was designed to be. Re-laying the landscaping will also bring opportunities for better surface water management such as French drains around the building. These external alterations are covered in part under the Listed Building Consent application and in part by the parallel planning application SDNP/21/04041/FUL with details subject to conditions.

#### Other matters

- 7.13 The proposal presents some opportunities to improve the energy efficiency of the building, in a manner that is sensitive to the special historic and architectural interest of the building. The submitted draft method statement for example identifies insulation to be internal between rafters, the benefits of retaining the internal timber walling and replacement of concrete with breathable limecrete. The proposed method statement condition (condition 6) seeks to secure appropriate details, with regard to policy SD14. External works will improve ventilation and surface water drainage management which will further protect the building. The retention or new use of glazing which will also retain the fine detailing of the glazing pattern in the core structure is important to the historic character of this building. Window details are secured under conditions 8 and 9. The re-use and adaptation of a historic building scores highly in terms of whole-life carbon costing in addition to the cultural heritage advantages.
- 7.14 The buildings, particularly the historic core, have been identified to be suitable for hibernating and roosting bats with multiple records of use by common pipistrelles. Compliance with the recommendations in the Bat Survey Report will be secured by condition 4.

### **8. Conclusion**

- 8.1 The proposed works would better reveal the significance of the Listed Building's features of special historic and architectural interest lost or detrimentally altered during the latter half of its life as a school. The school use naturally ceased and residential use sought under parallel planning application SDNP/21/04041/FUL which this application facilitates is a

positive re-use of an important local historic asset. The proposal complies with the legislative and policy requirements and is recommended for approval.

## **9. Recommendation and Conditions**

9.1 It is recommended to grant Listed Building Consent subject to the conditions set out below.

### **9.2 Planning Conditions**

#### Time limit – implementation

1. The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990 (as amended).

#### Approved Plans and Documents

2. The development hereby permitted shall be carried out in accordance with the plans and documents 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.

#### Full record

3. No works shall commence until a full photographic and drawn record of the building as a whole, complete with all its boundary treatments and development within the curtilage, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the absence of these details from the application and to ensure the current form and interest of the listed building and its curtilage, and its relationship to the Grade II listed Schoolmaster's House, is recorded fully.

#### Ecological protection and mitigation

4. No works shall commence until an updated Bat Survey Report has been submitted to and approved in writing by the Local Planning Authority. This shall be an update to the submitted report by WYG dated January 2020 and shall include emergence surveys and recommendations for avoiding disturbance to bats during works, and provisions for alternative roosting and hibernating during works and for the lifetime of the development. Once approved, the recommendations shall be adhered to in full.

Reason: To ensure the development complies with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

#### Scheme of investigation

5. No works shall commence, other than to facilitate compliance with the requirements of this condition, until a scheme of investigation designed to satisfy all of the below has been submitted to and approved in writing by the Local Planning Authority:
  - (i) understand the construction of the building,
  - (ii) identify the underlying causes of any problems (including, but not necessarily exclusively, moisture/damp),
  - (iii) clarify the potential impact of any proposed remedial works on the fabric of the building
  - (iv) confirm the existing treatment and condition of flooring and internal walling.

The scheme shall be supported by plans and drawings including sections.

Reason: To ensure a full understanding of the condition of the building and assessment of appropriate solutions in order to conserve and enhance the heritage asset.



### Method statement

6. No works shall commence until a full method statement and schedule of works with plans, photographs and drawings for all elements of the works proposed have been submitted to and approved in writing by the Local Planning Authority. This must accord with good conservation practice and a proper understanding of the impact of the works on the fabric and character of the building including that gained from compliance with condition 6. The comprehensive method statement shall be informed by the principles and areas of work set out in the draft Method Statement dated March 2022, which shall be expanded to include:
- (i) A demolition management plan including measures to protect the structures and features to be retained and make good any elements to be retained that may be exposed or affected by the demolition works;
  - (ii) A detailed schedule of remedial works to address the matters identified in condition 5 above;
  - (iii) Details of proposed retention or replacement of flooring and walling;
  - (iv) Details of internal insulation works and other improvements to thermal, ventilation or acoustic performance and relationship to features of historic and architectural interest and the character of the building;
  - (v) Confirmation of location of service runs, routed to minimise intervention into historic fabric;
  - (vi) Works to remove the surfacing surrounding the building and historic boundaries in a manner that is sensitive to the protection of visible and concealed items of historic interest;
  - (vii) Installation of surface water management features such as French drains around the edge of the building;
  - (viii) The restoration of external timber including pierced bargeboards;
  - (ix) The restoration of the bell cupola with bell pull, clock and weather vane.

Thereafter the works will be executed fully in accordance with the agreed methodology.

Reason: To ensure that the works approved are specified and executed with due regard to, and safeguard, the historic fabric and character of the listed building.

### Boundary treatments

7. No works to the historic stone or metal boundary treatments shall take place until:
- A. A detailed schedule of the condition of the boundary treatments to be retained and restored as marked on plans 01486A\_MPI3\_P02 and 01486A\_SCH\_06\_P02 has been submitted to and approved in writing by the Local Planning Authority. This shall:
    - (i) identify all areas that require restoration, repair or like for like replacement if the items are agreed to be beyond repair;
    - (ii) confirm the methodology for undertaking the work;
    - (iii) provide details for protection and restoration of any metal work, stonework or brickwork that is adjacent to or adjoining any areas that are authorised for removal; and
  - B. Notwithstanding the details submitted with the application, plans and section drawings at an appropriate scale no smaller than 1:20 detailing the construction and appearance of the new section of stone walling on the Easebourne Street frontage with railings to be reinstalled above, have been submitted to and approved in writing by the Local Planning Authority. The new section of stone walling shall be set back from the existing retaining walling. The details shall be based on the approved plan 2200-TF-00-00-DR-L-5001-P01 and be informed by the outcomes of part A above; and

- C. Notwithstanding the details submitted with the application, plans and section drawings at an appropriate scale no smaller than 1:20 detailing the alterations to the vehicular entrance ramp from Easebourne Street, clearly identifying the extent of alteration, retention and new walling, railings and surfacing, have been submitted to and approved in writing by the Local Planning Authority.

Thereafter the works shall be undertaken in full accordance with the approved details.

Reason: To ensure the detail of the works to be undertaken is fully considered and sympathetic to the special historic character and interest of the existing boundaries and setting of heritage assets.

#### Windows and doors

8. Notwithstanding the details submitted with the application, no alteration to existing fenestration or insertion of new shall take place until full detailed drawings have been submitted to and agreed in writing with the Local Planning Authority. These shall include elevations and sections of the proposed new or altered windows and doors, showing both the joinery and its relationship with walls, surrounds, cills and heads, including changes to stonework or brickwork detailing to accommodate the new or altered opening, at appropriate scales. The details shall be advised by an understanding of the original windows and doors used in the building to be submitted alongside the drawings, and show traditional fenestration. Details of the replacement skylights identified on plan 01486A SCH\_05\_P2 shall also be provided.

Once approved, the works shall be executed in strict accordance with the agreed details.

Reason: To conserve and enhance the historic fabric and character of the listed building.

#### Materials and Finishes

9. Notwithstanding the details submitted with the application, no development shall commence, other than investigations to comply with the conditions set out within this decision notice, until full details of the proposed materials and finishes for the following elements, including a detailed schedule and samples where required, have been submitted to and approved in writing by the Local Planning Authority.

- (i) New window frames
- (ii) New doors
- (iii) Porch walls and roof

Thereafter all materials and finishes shall be constructed in full accordance with the approved details.

Reason: To conserve and enhance the special historic and architectural interest and character of the listed building and its setting.

#### External lighting

10. No external lighting shall be affixed to the building unless the details have been agreed in writing prior to installation by the Local Planning Authority. Any proposals for lighting shall include details of siting and fixing, be designed and installed to minimise any detrimental impact on the building's fabric, character or setting and shall only be installed in full accordance with the approved details.

Reason: To ensure any external lighting needs are considered with appropriate sensitivity to protect the listed building and its setting.

**TIM SLANEY**

**Director of Planning**

**South Downs National Park Authority**

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Appendices I. Information concerning consideration of applications before committee

SDNPA Director of Planning, Legal Services  
Consultees

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

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

[South Downs Local Plan 2019](#)

[Supplementary Planning Documents and Technical Advice Notes](#)

[Easebourne Parish Design Statement](#)



## **Appendix I – Information concerning consideration of applications before committee**

Officers can confirm that the following have been taken into consideration when assessing the application:

### **National Park Purposes**

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage;
- To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

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 National Park Authority to foster the economic and social wellbeing of the local community in pursuit of these purposes.

### **National Planning Policy Framework and the Vision & Circular 2010**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It was first published in 2012. Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010.

The Circular and NPPF confirm that National Parks have the highest status of protection in relation to landscape and scenic beauty. 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 important considerations which should also be given great weight in National Parks. The scale and extent of development within the Parks should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

### **Legislation for Heritage Assets**

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

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

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

The development plan policies listed within the reports have been assessed for their compliance with the NPPF and are considered compliant with it.

### **The South Downs National Park Partnership Management Plan 2020-2025**

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. Relevant Policies are listed in each report.

### **South Downs Local Plan**

The South Downs Local Plan (SDLP) was adopted by the Authority in July 2019. All development plan policies are taken into account in determining planning applications, along with other material considerations.

The Planning and Compulsory Purchase Act 2004 S38 (6) confirms that “If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

Policies of the South Downs Local Plan which are of relevance to this application

- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD14 - Climate Change Mitigation and Adaptation of Historic Buildings
- Strategic Policy SD9 – Biodiversity and Geodiversity
- Allocation Policy SD68 – Former Easebourne School, Easebourne

Policy Documents (SPDs and TANs) which are of relevance to this application

- Sustainable Construction Supplementary Planning Document – adopted August 2020
- Dark Skies – technical advice note version 2, May 2022
- Easebourne Parish Design Statement

**Human Rights Implications**

These planning applications have 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.

**Equality Act 2010**

Due regard has been taken within this application of the South Downs National Park Authority’s equality duty as contained within the Equality Act 2010.

**Crime and Disorder Implication**

It is considered that the proposal does not raise any crime and disorder implications.