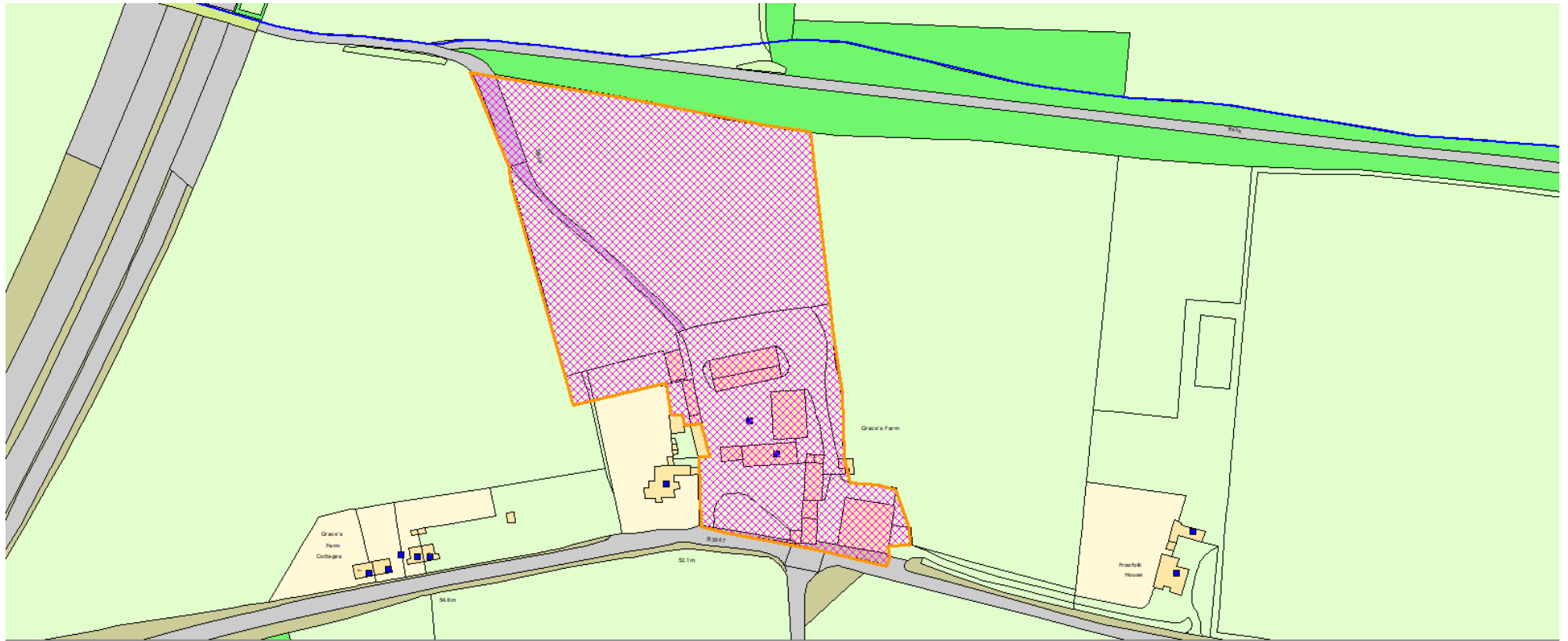


Report to	Planning Committee
Date	13 February 2025
By	Director of Planning
Local Authority	Winchester City Council
Application Number	SDNP/22/05353/FUL
Applicant	Mr Michael Gray
Application	Formation of replacement farmyard, reusing existing and new buildings, redevelopment of existing farmyard, converting 2no. existing barns to 2no. dwellings, formation of 4no. further new building dwellings, including one rural workers dwelling on the site of removed farm buildings, associated new build garage and outbuildings and associated landscape works.
Address	Graces Farm, Martyr Worthy Road, Abbots Worthy, Hampshire, SO21 1DX

Recommendation:

- 1) That planning permission be granted subject to:
 - i. **A S106 legal agreement, the final form of which is delegated to the Director of Planning, in consultation with the Chairman of the Planning Committee, to secure:**
 - **the creation and dedication of a Public Right of Way connecting Itchen Valley Footpath 44 with the HCC Itchen Valley Rail Path along the route of the disused railway line adjacent to the north boundary of the development site.**
 - **the creation and dedication of a Public Right of Way for a route that would run west from Itchen Valley Footpath 29 to the field entrance on the south side of the B3047 opposite the southern access to Itchen Valley Footpath 44.**
 - ii. **The other conditions set out in Section 9 of the report.**
 - 2) **That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 13 February 2025 Planning Committee meeting.**
-

Site Location Map



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2012) (Not to scale).

Executive Summary

Key Matters

- The site is set within the open countryside outside of any settlement boundary and just within the northern boundary of the National Park, to the east Kings Worthy and the M3.
- The application relates to a large, 1000-acre farm, Graces Farm, and proposes the redevelopment of the farmyard and its replacement with a new farmyard to the north of the existing farmyard. It also proposes 6 new dwellings via the conversion of 2 existing heritage assets within the existing farmyard and the erection of 4 new buildings, one of which is to be a rural worker dwelling.
- The application also proposes the dedication of two new public rights of way and two new permissive footpaths as well as numerous ecological and biodiversity enhancements.
- It should be noted that this application is subject to a separate listed building application (SDNP/22/05354/LIS) which is dealt with as a separate report to committee
- It is considered that the scheme would broadly accord with policy and accrue a number of benefits that are in line with the purposes and duty of the National Park and that, on balance, the proposed development as a whole is acceptable.
- The application is before Members due to its complexity and the nature of the development.

I. Site Description

- I.1 The site is situated within the Western Downs open countryside, within Landscape Character E4, Itchen Valley. It is to the north of Easton and the B3047 and West of Martyr Worthy. It is a traditional farmyard complex with traditional and modern farm buildings located around two courtyards.
- I.2 The Farm, known as Graces Farm covers approximately 486 ha (1,200 acres) of which 434 ha (1,073 acres) is combinable arable crops comprising a mix of Wheat, Winter Barley, Spring Barley, Oilseed Rape and Maize. There is a further 51.84 ha (128 acres) of temporary and permanent pasture used to support approximately 117 beef cattle, both heifers and steers, ranging from 6 months to 24 months old. The business also farms a further 162 ha (400 acres) of arable crops on a neighbouring farm (Easton Farm).
- I.3 The land is mostly grade 3 arable land with smaller permanent pasture fields near the River Itchen including water meadows designated as an SSSI. The land includes the following priority habitats; good quality semi-improved grassland, coastal and floodplain grazing marsh and 3 species under the Arable Assemblage Farmland Birds (England) – being lapwing, stone curlew and grey partridge. The farm has also applied for the new sustainable farming incentive with options that include ‘flower-rich margins and plots’, ‘no insecticide on arable or permanent crops’, ‘multi-species winter cover crops’ and the ‘management of grassland with low nutrient inputs’.
- I.4 This application is confined to the original farmstead complex and field immediately behind this, but the new proposed farmyard will serve the whole business as described above. The two existing courtyards are made up of the front (southern) courtyard which abuts the B3047 and contains the existing main farmyard access, a grade II listed Threshing Barn on its northern side and a modern range of buildings on the eastern side. And the rear courtyard, bounded by the Threshing Barn on its Southern side, modern farm buildings on its eastern and northern edges and ‘The Stables’ on its western side.
- I.5 There are two heritage assets on site, these are referred to in detail within the submitted Heritage Assessment.

The Threshing Barn

- I.6 The Threshing Barn, including the attached ‘Gig House and Nags Stable’ is grade II listed. The Threshing Barn has been structurally dated to between 1675. The Gig House is an late 18th Century or Early 19th Century incorporation and the Nags Stables were built as a three bay single storey stable (with feed loft over) attached to the west end of the threshing barn.

The Stables

- 1.7 The Stables building was originally constructed as four bay (working) horse stable, and is to the north west of the Threshing Barn & Nag Stables. It was extended by two more bays to the south between 1874 and 1896. The Stables are considered to be a good example of a Victorian Farm building, built out of a large number of second-hand timbers and probably for an expanding amount of livestock. The Stables are not separately listed but are considered to be part of the historical farm yard and within the original curtilage of the (grade II) listed Farmhouse building to the south west and the Threshing Barn as described above.
- 1.8 Immediately behind the existing farmyard and to the north is an open paddock and behind this the disused railway embankment and the old watercress line (safeguarded non-motorised travel route - SD20) and along which there is a substantial tree belt. A farm track runs up from the northern courtyard through the paddock in a northwestern direction to a bridge over the M3 and to the fields beyond. There is an existing public foot path (the 128/44/1) which uses the M3 bridge, then hugs the western boundary of the paddock and goes past the farmhouse (not part of this application) before joining the B3047.
- 1.9 There are no environmental designations, the site is within E1b transition zone for Dark Night Skies and has a Tranquillity score of -9.71. The site is wholly within Flood Zone 1 of the Environment Agency's Flood Risk Mapping.

2. Relevant Planning History

- 2.1 There have been a number of applications in relation to the site, those most recent and relevant are as set out below:
- SDNP/12/03105/APNB Existing farm building is to be increased in floor area and height to meet the modern requirements of the farm. Approved 2nd January 2013;
 - SDNP/19/04800/FUL The erection of a new agricultural building and farm office. Withdrawn 10th January 2020.
- 2.2 As noted within the submitted design and access statement, SNDP 19/04800/FUL was the catalyst for the application now before committee. The 2019 application proposed a new workshop and office building on the site of existing building 2 (The Stables) in the northern courtyard. During the consideration of this application, it was determined that the building 2 should be considered an undesignated building of merit and that it was curtilage listed through its connection with the grade II listed farmhouse to the south (not part of this application).
- 2.3 The retention of this building meant that another solution was required to provide the farm with the required barns for modern farming practice as well as maintaining the undesignated and designated heritage assets on the site.

3. Proposals

- 3.1 The application is driven by 2 requirements: a new farmyard to make the farm viable for the future and the long-term economic preservation of the heritage assets within the existing farmyard. Originally the application proposed the re-location of the cattle barn, on the corner of the (currently secondary) access to the farmyard and the B3047 to the new farmyard and the construction of a residential dwelling in this location. However, following negotiation and concerns from officers that this new dwelling was too prominent in this rural landscape, this has now been removed, and the cattle barn will stay in situ (albeit changed from a cattle barn to hay/straw and storage barn).
- 3.2 The new, modern farmyard will be located on the existing paddock to the north of the existing and historic farm courtyards. This new farmyard would be accessed solely from the existing track on the eastern side of the existing courtyards and from the B3047. Some of the buildings within this new farmyard are relocated from the old farmyard immediately to the south and some of the buildings are new:

- Building A (new construction) Cattle Shed;
- Building B (old building 4) Storage Building;
- Building C (new construction) Fertilizer, animal feed store and sprayer wash down;
- Building D (new construction) Workshop;
- Building E (old building 6) General Store.

3.3 In addition to the new Farmyard the application also proposes the creation of 6 new dwellings which will be located within the historic farmyard. These are created through the following works;

- Conversion and extension of the grade II listed Threshing Barn (Building 1) to 1 x 5 bed dwelling;
- Conversion of Building 2 (undesigned heritage asset, arguably curtilage listed) into 1 x 3 bed dwelling;
- Erection of 3 x 3 bed units (2 semi-detached new build, 1 detached new build);
- 1 x new build rural workers dwelling (3 bed). This would be secured in perpetuity via an appropriate planning condition (21).

3.4 Access to the new residential dwellings which are located within the existing and historic farm courtyards would be provided via the existing, western access road.

3.5 A wildflower meadow will be created between the former farmyard and the new farmyard. The Boundaries of this meadow will be lined with new native species hedgerows and tree planting. Swift bricks and swallow cups are detailed and will be used in the construction of the new buildings. Additionally, Barn Owl boxes and log piles, bat boxes, starling nests and robin next boxes are also part of the submitted biodiversity management plan.

3.6 In terms of surface water, the roofs of the new farmyard buildings drain to a heavy-duty high capacity linear drain which outfalls to a geocellular soakaway underneath the wildflower meadow. Portions of the farmyard necessarily drain to separate water treatment plans and full retention interceptors for pollution control purposes. The drainage strategy for the new residential buildings is a combination of private soakaways, porous pavements and rainwater butts.

3.7 The proposed scheme has been revised during the course of the application, where it previously proposed a residential building in place of the existing cattle shed (barn 8) this has now been relocated to the historic farmyard and the cattle shed retained for additional farm storage. Furthermore a rural workers dwelling was added to the scheme. Whereas no new footpaths were originally proposed the application now commits to the following with regards to the local footpath network.

- To provide a public right of way along the railway embankment within the ownership of the applicant to form an extension of the current Watercress Way and enable its connection within the remainder of the Itchen Valley Rail Path;
- To provide a permissive footpath link out of the site from the new proposed residential building at the northern end of the existing yard to the existing footpath 128/44/1;
- To provide a new public right of way and extension to footpath 128/29/1 heading west along the hedge line (within the field) to the junction with Easton Lane;
- To provide a permissive footpath at the request of the Parish Council and running north to south along the field edge adjacent to Easton Lane and down to the Itchen Way long distance footpath.

4. Consultations

4.1 **Dark Night Skies:** This would be a good case study for other farms to follow. In that respect, post installation images would be useful to show compliance and examples for

others to follow.

4.2 **WCC Drainage** – No objection in terms of flood risk. Lead Local Flood Authority should be consulted regarding surface water drainage. Typical foul water drainage condition required.

4.3 **HCC LL Flood Authority** – No Objections, some concerns regarding efficacy of infiltration testing but given space available on the site conditions are appropriate to rectify this (see conditions 11 & 12).

4.4 **HCC Countryside Services** – Support:

- The proposed connection along the railway line is supported by the Service. It would provide a very useful ‘link in the chain’ of the existing walking network in the area, offering new recreational walking opportunities for local residents, as well providing an unbroken public footpath route from Itchen Abbas across the M3 motorway.
- The proposed new public right of way route Itchen Valley Footpath 29 (FP29) to Easton Lane, inside and along the field boundary on the south side of the B3047 is supported and the Service welcomes the applicants commitment to further enhance this by extending the route to the other side of Easton Lane to the field entrance opposite the access to FP44 on the other side of the B3047. This would give walkers a safer way of linking between Easton Lane and FP44, removing the need to walk on the B3047 between the two. A route inside the field boundary, that connects to the bus-stop and continues to the existing field entrance opposite FP44 reduces risk to walkers who currently have to walk along the road at this point.

4.5 **WCC Archaeology** – No objection subject to conditions.

4.6 **HCC Highways** - No objection subject to conditions.

4.7 **HCC Ecology** – No objection subject to conditions.

4.8 **WCC Landscape** – No objection – Comments below:

4.9 **WCC Heritage** – No objection subject to comments (precised below).

- Minor amendments required (Note agents have agreed these) and details required via conditions.
- The Threshing Barn has a high level of heritage significance.
- The attached nags stable and (detached) Stables add to an appreciation of this significance.
- Converting this site to domestic use will cause harm to the significance of these buildings. The erection of 3 new dwellings will also have a harmful effect through the manner in with character of the setting of Graces Farm will change
- A degree of harm to significance is almost always inevitable with most scheme to convert historic buildings to new uses.
- Notwithstanding the above the proposed scheme represents a sensitive responded to the historic character of the site.
- The scheme is acceptable in terms of its impact on the significance and setting of the listed buildings....it would result in some harm to the significance and setting of listed buildings but within the less than substantial harm category of the NPPF.

4.10 **WCC Environmental Health** – no objection in terms of contaminated land. Concern that replacement farmyard may have adverse noise impact on proposed new housing;

Officer Note: The farmyard currently exists in close proximity to the farmhouse which is in residential use. The proposed new farmyard will be separated from the proposed new residential dwellings by hedge planting and a wildflower meadow. Purchasers of the new residential dwellings will be aware there is a working farm on this site and can make an informed decision as to whether this would adversely impact them.

- 4.11 **WCC Trees** – no objection – request for an updated Arboriculture survey prior to commencement.
- 4.12 **Natural England** – No objection, agree HRA conclusions.
- 4.13 **Easton Parish Council** – Supports the principle of development. Would like to see more environmental benefits including the use of solar panels.

Officer Note: Integrated solar panels are proposed on all outbuildings. They are not proposed for the listed buildings due to the proposed retention and re-use of the existing historic slate. The existing PV array which has a design of 29.8kw is to be relocated from the existing Farmyard to the New Farmyard Buildings. Condition 16 secures the renewable energy measures proposed.

- 4.14 **Itchen Valley Parish Council** “we repeat our comments of 14th June including our support for the development. We are very pleased to see the proposed Public Rights of Way on offer, we would additionally have liked to see our proposed footpath link from the development to Easton village to save pedestrians from having to walk along the narrow speed derestricted highway”.
- 4.15 **Councillor Jacqueline Porter** – Supports.

“My (original) objection to this application and request for call in was based on the lack of non-car models for travel out and in from this site with increased population on this site. The development has now been addressed to some extent for walking, and I support the principle of the Public Right of Way, with the same rights as the section of FP508 to the east. And currently the B3047 is proposed for improved cycling facilities in the Winchester district. I am pleased that both the Parish Council and HCC Countryside supported this principle too. Therefore, I remove my objection and appreciate the work that has been done to address this matter”.

5. Representations

- 5.1 Three letters of support on the grounds that modern day farming requires such facilities and new houses will prosper life in the village and help address housing shortfall. ‘A healthy agricultural economy benefits employment in the sector’.
- 5.2 Two letters of objection have been received from The Watercress Way charity on the grounds that the application should include a footpath along the Watercress Line. It should be noted that since this objection was made the applicant has revised the submission to include this footpath link and this will be secured via a s106 agreement.
- 5.3 One neutral letter has been received which notes, a statement of community involvement is missing, raises questions of how to secure the quantum and quality of the design and materials so that this cannot be changed in the future. Comments that the new farmyard will be more visible and therefore should be well screened and also notes that it could give rise to more noise pollution if the new facilities meant that the farm processed crops from more farms. Following further consultation of the revised plans as submitted in May additional comments have been received from this neighbour. They maintain a neutral status but object to the potential provision of a public footpath along the northern boundary of their property.

6. Planning Policy

- 6.1 There is no neighbourhood plan in relation to this site.
- 6.2 The South Downs Local Plan is undergoing a period of review, and the First Publication (Regulation 18 Consultation) is underway. This is the first publication of the Local Plan Review and therefore can only be attributed very little weight. As it progresses through the consultation system the plan will gain more weight.
- 6.3 The policies relevant to this application are the same as those noted below and none of the changes proposed have an impact upon this particular case.

6.4 The most relevant policies of the adopted South Downs Local Plan (2019) (a longer list of other relevant policies and legislation can be found in Appendix I)

- SD1: Sustainable Development
- SS2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD7: Relative Tranquillity
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD12: Historic Environment
- SD13: Listed Buildings
- SD16: Archaeology
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD20: Walking, Cycling and Pedestrian Routes
- SD22: Parking Provision
- SD25: Development Strategy
- SD27: Mix of Homes
- SD32: New agricultural and forestry workers dwellings
- SD:39 Agriculture and Forestry
- SD41(2) Conversion of redundant agricultural or forestry buildings
- SD50: Sustainable Drainage Systems

6.5 Relevant supplementary planning documents (SPD) and other guidance

- Parking for Residential and Non-Residential Development SPD 2021
- Ecosystems Services TAN
- Design Guide SDP
- Sustainable Construction SPD

6.6 Most relevant sections of the National Planning Policy Framework 2023

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

6.7 Most relevant policies of the South Downs Management Plan (2020-2025)

- Policy 1 – Landscape
- Policy 3 – Dark Night Skies

7. Planning Assessment

Principle of development

7.1 The applicant states that the primary driver for this application is to ensure a long-term sustainable farming business for future generations of the Gray Family together with finding a viable use for the listed buildings on the Farmyard which are now redundant in terms of their use for farming purposes. As noted within the planning history section above, the most recent advice regarding the heritage significance of ‘The Stables’ has resulted in further restrictions limiting the integrity of the yard as a sustainable modern farmyard.

7.2 The application is supported by an Estate Plan and Commercial Viability Report which sets out that GH and IEJ Gray is a long-established family farming partnership based at Graces Farm, Marytr Worthy. The family farm over 1000 acres as set out at section 1 above. Graces Farm is the centre of the farming operation and contains several traditional buildings which are heritage assets but are no longer suitable for modern agricultural purposes and are in need of alternative uses to preserve their long-term structure and heritage value.

7.3 A comprehensive analysis (including the consideration of other sites for the new farmyard) has led to this application, which proposes three key elements for consideration in terms of policy principles:

- 1) A new farmyard on green field land.
- 2) Conservation of Heritage Assets & Optimal Viable Use.
- 3) New housing outside of a settlement boundary.

7.4 Policy SD1 refers to the need for sustainable development and the presumption in favour of this as well as referencing the National Park Purposes.

7.5 Paragraph 88 of the NPPF seeks to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings, and the development and diversification of agricultural and other land-based rural businesses. The Local Plan notes that ‘an environment shaped by centuries of farming and embracing new enterprise’ is one of the special qualities of the South Downs National Park and objective 9 of the Local Plan is “to protect and provide for local businesses including farming, forestry and tourism which are broadly compatible with and relate to the landscapes of the National Park”.

1) A New Farmyard

7.6 Paragraph 88(b) of the NPPF notes that planning policies and decisions should enable the development and diversification of agricultural and other land based rural businesses.

7.7 Policy SD 39 of the Local Plan states that development proposals for new buildings or structures for the purposes of agriculture or forestry will be permitted subject to a number of criteria as discussed below;

- a) There is an agricultural or forestry need for the development within the National Park and its scale is commensurate with that need;

Analysis: The submitted whole estate and viability plan states at paragraph 5.5 that; “Regulations affecting agriculture continue to grow year on year, with tighter legislation, welfare and increasing standards of operation. To achieve this, farmers require safer livestock handling facilities, more environmentally secure chemical and workshop areas, higher spec grain storage facilities and operational areas at the heart of the business. All of these require modern up to date buildings, which are not represented by the traditional heritage barns on site”. The stated objective of the applicant is to secure a long term sustainable future for the Gray family farming business and to allow for the continued

growth of the business whilst ensuring the preservation of the heritage asset. As detailed in section 3 above the new farmyard comprises 2 relocated buildings and 3 new buildings. The submitted design and access statement and estate plan explain the requirement for the new buildings, their purpose and their proposed appearance. The scale of the new farmyard and the buildings within it has been properly evidenced and is commensurate with the needs of Graces Farm.

- b) The development occupies the site best suited to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Wherever possible, development should re-use or be on the footprint of an existing agricultural building, otherwise it should be related physically and functionally to existing buildings associated with the enterprise, unless there are exceptional circumstances relating to agricultural or forestry necessity for a more isolated location;

Analysis: The only other, less visually prominent site, is within the village of Easton. Given the size of modern farming vehicles and the narrow lanes of Easton this was considered an inappropriate location, as vehicles would have to pass through the village. The location of the new farmyard is behind the existing farmyard and the development utilizes 2 of the already existing barns, which will be taken down and re-located. The buildings relate both physically and functionally to the operational requirements of Graces Farm as an arable and livestock business.

- c) The buildings are in keeping with local character and of a design that reflects the proposed agricultural or forestry use;

Analysis: The proposed buildings are functional, utilitarian and reflect the requirements of their use.

- d) The proposals include structure planting to integrate the development into the existing local landscape framework;

Analysis: Planting is proposed around the new farmyard and the improved access track.

- e) A building has not been disposed of or converted to an alternative use at the holding in the past three years, which could have met the need of the development proposed;

Analysis: no buildings have been disposed of. As noted within the planning history it was formerly suggested that a building be removed and new, modern barn, be built in its place. But this building was deemed to be a heritage asset and its retention required. There are now two heritage assets on site, neither of which can meet modern day farming needs.

and

- f) Existing redundant buildings within the application site which have a negative impact on landscape character are removed where appropriate that need;

Analysis: This criterion is not really relevant as a new farmyard is being built. As discussed in detail within the landscape section below the new farmyard has been assessed to have a moderate/minor impact on the landscape immediately surrounding. The existing buildings which can be re-used for modern farming purposes are re-located. The buildings within the old yard which no longer fulfil a farming purpose are removed.

Conclusion

The NPPF and the local plan support the development of agricultural businesses and this part of the park is characterised by large-scale open farmland with large scale and diversified holdings. The farmyard is functionally located and sensitively screened. Whilst it would be visible in the landscape, views of such agricultural structures in this setting are entirely within the character of this part of the Park. The provision of a new farmyard to ensure a sustainable future for this historic farm is in accordance with Purpose 1 and the special quality of an environment shaped by centuries of farming.

2) Conservation of a Heritage Asset & Optimal Viable Use.

- 7.8 As set out in section 1 above, the farmyard accommodates 2 heritage assets which, whilst used for ad hoc storage currently, are no longer fit for modern day farming purposes. It is agreed that these buildings are in need of an alternative use to preserve their long-term structure and heritage value. Additionally, the location of these assets within the centre of the current working farmyard restricts the construction of the new barns, which are required to ensure the operational viability of the farm into the future.
- 7.9 The applicant has submitted evidence to demonstrate that the conversion of these buildings to alternative uses not associated with the farm and whilst still within the context of a busy working farmyard, would create potential conflict in health and safety terms and compromise the future integrity of the listed buildings. From a safety aspect very large farm vehicles moving and working within metres of other domestic vehicles and front doors to private houses outside the control of the farming business would be challenging and dangerous. It would also result in existing farm animals (i.e. cattle) near to the new homes, resulting in unacceptable levels of noise, odours, dirt and, health issues. There would also be unacceptable levels of noise, odours from farm vehicles and operations and unsocial working hours are inevitable with a farming business, particularly during summer months.
- 7.10 Additionally, and setting aside the reasons noted above, were the working farmyard to stay in close proximity to the listed buildings, the large dwelling that results from the conversion of barn 1, would not be desirable or financially viable in such close proximity to a working farm. The only financially viable option would be to divide this barn into smaller dwellings, but to do so would compromise the spatial quality and original structure of the barn, which is an important part of its heritage significance.
- 7.11 It is considered that the applicant has made the case, in terms of practicability, health and safety as well as financial viability, that the only sustainable way of ensuring the long term structural and heritage value of these buildings is to convert them to residential use as set out within the application and to relocate the working farmyard away from this new residential enclave. This approach is agreed by officers
- 7.12 Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Policy SD12 of the local plan and paragraphs 5.114 – 5.115 echo this sentiment. The submitted historical reports and assessments of significance demonstrate that, whilst some harm will be caused by the loss of the agricultural use and the physical interventions required to create the residential use, this harm is less than substantial, and the application is supported by the heritage officer.
- 7.13 Currently the buildings are in private ownership as part of an operational farm. Once they have been converted, they will be part of a small residential development of 6 dwelling houses around the historic farm courtyard. In investigating other potential uses for the heritage assets on site the applicant has provided a sequential analysis of alternative solutions for the use of the heritage assets, and it is accepted that the evidence shown that any other use than that proposed would fail financially and/or would detrimentally impact the significance of the heritage asset to a greater effect than a residential use.
- 7.14 A permissive path is proposed that will lead northwards, out of the courtyard and past building 2, then head west to join the existing public footpath 128/44/1. Given this link and the residential nature of the proposed development, the application is considered to give rise to more public appreciation of the heritage asset than currently exists (none). Residents of the courtyard will be able to appreciate the historic barns and any members of the public diverting from the public right of way will also be able to appreciate the barns. This is a benefit of the scheme.

3) New Housing

- 7.15 The conversion of the two traditional heritage assets into 2 residential dwellings complies with policy SD41(1 and 2) Conversion of Redundant Agricultural or Forestry buildings, and the criteria referred within these policies have been met.

- 7.16 Paragraph 84 of the NPPF notes that “Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting.”
- 7.17 Policy SD25(1) directs development to settlements across the park. SD25(2) exceptionally permits development outside settlement boundaries where it complies with relevant policies of the local plan and (b) there is an essential need for a countryside location.
- 7.18 The proposal is for a total of 6 new dwellings, 2 via the conversion of the two barns considered to be heritage assets and the erection of 4 new buildings including one agricultural workers dwelling. The applicant has submitted detailed viability evidence with the application which has been extensively reviewed by officers. This evidence demonstrates that the conversion of the traditional barns into residential use, plus the relocation of the existing farmyard which (1) enables this conversion and (2) ensures the long term sustainability of the farm would be financially unviable without some form of additional housing to support the proposals.

Conclusion on the Principle of Development

- 7.19 The plan must be read as a whole and should not always be the case that the failure to meet one particular aspect of policy results in an application being refused. The purposes of all policies must be weighed in the balance, along with other material considerations.
- 7.20 The application is supported by extensive and detailed evidence regarding the significance and history of the heritage assets, their most optimal viable use, in accordance with the NPPF and Local Plan Policies and the financial viability of converting these buildings in a sensitive and appropriate manner. The application also ensures the sustainable future of the existing farm, the owners of which have been farming the land for over 350 years.
- 7.21 SD25 is clear that exceptional circumstances may exist where development will be appropriate outside the settlement boundaries. This application proposes a number of significant planning benefits including the conservation of the heritage assets, the provision of 3 new footpaths 2 of which are new public rights of way, an exemplar DNS scheme and significant biodiversity and ecological enhancements (see the remainder of the report below for further details).
- 7.22 It is clear that the scheme would accrue a number of benefits that are in line with the Purposes of the National Park; the proposals ensure the sustainability of the farm holding, which is engaged in a variety of environmental stewardship schemes, the conservation of the traditional barns, which are unfit for modern farming practice and create additional public access to the Park. The proposals are also considered to support duty of the Park to foster the social and economic well-being of communities within it.
- 7.23 It is considered that the application can demonstrate exceptional circumstances in accordance with SD25. Having balanced the policies and material considerations of this particular case officers are of the view that the principle of development is acceptable in this instance.

Residential mix and affordable housing

- 7.24 The overall residential mix proposed is 3 x 3 bedroom, 2 x 4 bedroom and 1 x 5 bedroom. One of the 3-bedroom units is the restricted rural workers dwelling. Policy SD26 seeks 1 and 2 bedroom units, however the policy does allow for flexibility and paragraph 7.40 notes that, exceptionally, the effect of the unit types and sizes on a schemes financial viability may

be a material consideration. This application is supported by extensive financial viability evidence and the cited values are based on the housing mix as submitted.

- 7.25 Policy SD28(b) operates a sliding scale which states that where 6-7 dwellings are created, 2 affordable units should be provided on site.
- 7.26 The applicant has provided detailed and robust evidence which demonstrates constrained viability in accordance with paragraph 7.57 of the Local Plan. The conversion of the two heritage assets, in a manner which best preserves their architectural and cultural heritage results in build costs which are far higher than those associated with the construction of an average new dwelling. These far higher build costs, the securing of the long-term viability of these heritage assets and their cultural heritage, the long term sustainable future of the farm and the financial implications of public footpath and landscape improvements, require a strict interpretation of policy SD28 to be weighed in the planning balance with these other material considerations.
- 7.27 The applicant has put forward one rural workers dwelling as part of the housing mix and has agreed to this being restricted by an agricultural occupancy condition (condition 21). ‘Tied’ dwellings such as this are not formally defined as affordable dwellings, however they do have a role to play in providing housing to suit a particular need. Taking into account the financial viability and material considerations identified above and coupling this with the practicability of securing 1 or 2 affordable housing units (as well as a registered provider in this fairly isolated location), the tenure of housing proposed is considered acceptable.

Public Access

- 7.28 During the course of the application the applicant has revised the proposals to include 3 new footpath links in conjunction with the proposals and as described at paragraph 3.8 above. The application now includes the disused railway to the northern boundary, and which is currently a non-accessible part of the Watercress Way. The Watercress Way is described as “A 27 mile waymarked circular route for walkers, using sections of two old railways, existing rights of way between Alresford, Kings Worthy and Sutton Scotney, NE of Winchester”. (Taken from the Watercress Way Website). Policy SD20(2h) safeguards the Watercress Way for existing and potential future users and notes that development proposals that facilitate such use will be permitted.
- 7.29 Paragraph 6.15 of the Plan notes that “these routes are a valued asset to many types of user, including cyclist, walkers, horse riders and users of mobility aids. They are a fundamental element of Purpose 2 and greatly valued by local communities and visitors to the National Park alike”.
- 7.30 The commitment, by the applicant to provide a formal public right of way along the part of the railway line that is within their ownership is a significant benefit of the scheme. Such a link would be secured via a section 106 agreement as noted by the recommendation. This link would be the ‘missing piece’ between the HCC owned section to the east and Bridget’s Lane and would deliver significant public access benefits as part of the scheme.
- 7.31 In addition to providing access along this safeguarded route the applicant has also agreed to creating a link which will join footpath 29 and footpath 44 together via a newly created public right of way within the two field boundaries immediately to the south of the B3047. This is another significant benefit, giving walkers a safer way of linking the two footpaths and providing what is considered to be a safer crossing point to the B3047.
- 7.32 In addition to these 2 new public rights of way the applicant has also committed to the permissive footpaths as set out under section 3 above and these are additional benefits.

Heritage and Design

- 7.33 This application is subject to a separate listed building application (SDNP/22/05354/LIS) which is dealt with as a separate report to committee.
- 7.34 Policy SD12 notes that development proposals will only be permitted where they conserve and enhance the historic environment, including safeguarding of heritage assets and their setting.

- 7.35 WCC archaeology have no objection to the scheme subject to conditions.
- 7.36 WCC heritage officer has raised no objection to the scheme. It is noted that “converting this site to domestic use will cause harm to the significance of these buildings, through the loss of their historic functions and an inevitable change in their character. A degree of harm to significance is almost always inevitable with most schemes to convert historic buildings to new uses. It is also noted by the officer “that the erection of the new buildings will also have a harmful effect on an appreciation of the significance of the historic farmstead through the way in which the character of the setting of Graces Farm will change”
- 7.37 However, having identified that there will be an inevitable degree of harm to the heritage asset through the loss of their original use the WCC heritage officer makes the concluding comments in relation to the application:
- “notwithstanding the above it is considered that the scheme represents a sensitive response to the historic character of the site and is based on a good understanding of the buildings. The proposed works to barns 1 and 2 are considered to be broadly appropriate and would preserve historic fabric and (so far as is possible in a change of use) would protect an ability to appreciate the character of the site”
 - “The scheme would result in some harm to the significance of the listed buildings, but this is within the ‘less than substantial’ category of the NPPF”
- 7.38 Given these conclusions and taking into account that; the application is based on a number of detailed reports, (including a historic assessment (West Sussex Archaeology) a heritage statement (Turley Heritage), a structural inspection of the buildings and a detailed design and access statement) and that the proposed use of these buildings has been demonstrated to be the optimum viable use. The proposals are therefore considered to comply with SD12 and SD13 and the less than substantial harm to the significance of the listed buildings and their setting is outweighed by the public benefits, including the conservation of the heritage assets, as offered by the scheme.
- 7.39 It should be noted that WCC Historic Environment also support HCC countryside services and the Parish Council in the provision of a footpath in the vicinity of the former railway embankment which is ‘an important feature and a non-designated heritage asset’.
- 7.40 The design of the new buildings around the old farmyard is simple but well executed with high quality materials. Timber frames are proposed, and all rainwater goods are proposed to be cast iron painted black, the external walls will be vertical timber cladding on a brickwork plinth with plain, handmade clay tiles, echoing the agricultural history of the farmyard. Surface treatment is simple, a mixture of permeable paving and gravel.
- 7.41 The design of the farmyard is utilitarian and reflects its agricultural use and the requirement for bigger buildings to serve a modern-day working farm. The new buildings here will be steel framed structures with concrete grain wall panels at low level and profiled metal sheeting above in juniper green.
- 7.42 Overall the proposals are considered to comply with policy SD4, they adopt an approach which respects the local vernacular and immediate character of the existing, traditional farmyard buildings. They will provide a high-quality environment for residents and also provide significant ecological and biodiversity enhancements through a comprehensive landscaping scheme.
- Landscape
- 7.43 The National Park is afforded the highest level of Landscape protection under the National Park Purposes and duty, and relevant legislation. The applicant has submitted a LIVA in respect of the application and Winchester City Councils’ landscape officer has noted that viewpoints 5 and 6 will have the greatest level of change and the Farmyard would be very prominent, even with landscape mitigation, hence the impact here is deemed slightly Adverse.

- 7.44 However, the assessment of the officer goes on to note that it is accepted that the existing farmyard structure does not work for modern farming. It is considered that, given the restrictions on the existing farmyard layout that are imposed by the heritage assets, some development of the land immediately north of the existing farmyard will be necessary.
- 7.45 The landscape officer notes that the conclusions of the submitted LIVA are that the landscape character and visual effects are deemed major/moderate but only within close proximity of the site and the effect is lessened with mitigation to moderate/minor. Additionally, there are localised enhancements for receptors entering the Itchen Valley and a general improvement of the landscape structure around Graces Farm and to views from the B3047.
- 7.46 The application submission has demonstrated an understanding of the landscape and of the context and character of the area. It acknowledges that there will be some adverse impact as a result of the new farmyard but that these can be somewhat mitigated by planting. It is accepted that the new farmyard will initially be visually intrusive, but it is also true that such farming development can be considered as part of the contextual evolution of the landscape – which itself has been sculpted by years of farming.
- 7.47 The proposed intervention is a modern one, the farmyard reflects this era of ‘big’ farming, but it is still an example of another iteration of the impact of farming in the landscape. Locationally the farmyard is another step in the evolution of the farm. The submitted historic mapping shows the first courtyard being present in 1823, along the B3047, the next iteration is in 1841 when a second courtyard is formed behind the first. This application would result in a third courtyard, albeit the remaining 2 would be removed from agricultural use.
- 7.48 Overall the new development is considered to conserve the landscape character and will provide enhancements through the additional links to public rights of way, planting of native hedgerows and trees and the conservation of the heritage assets as discussed above.

Sustainability

- 7.49 SD 48 requires that residential schemes demonstrate a carbon dioxide reduction of 19% against part L (2013). This scheme has been assessed against updated Part L (2021), which is more rigorous. The scheme exceeds the requirement of SD48 with carbon savings of 12% for Barn 1, the Threshing Barn, 53% for Barn 2, and 77% for the new houses. Additionally, all the residential units will use less than 110 litres water per person per day.
- 7.50 The scheme employs the use of Air Source Heat Pumps and solar panels for energy generation. Integrated solar slates are proposed given the sensitive historic nature of the site. The scheme meets the requirements of the Sustainable Construction SPD in so much as it is able to with regards to the heritage buildings and proposes the use of traditional methods and materials (i.e. Lime rather than cement). Further sustainable practices are cited including the re-use of 2 of the existing farm buildings, the onsite crushing and re-use of all hardcore to form revised and new areas of hardstanding, the reuse of excavation material on site, the use of timber framing for the new buildings and extensions in order to reduced concrete use and the use of British of FSC certified timber. Condition (16) is recommended to secure these measures.
- 7.51 In terms of energy generation, the project focusses on reducing heat loss, using alternative energy generation, reusing materials (i.e. existing buildings and hardcore), installing EV charging points and using sustainably sourced and certified materials and products.

Ecology and biodiversity net gain

- 7.52 During the course of the application further details were sought from the applicant regarding ecology and biodiversity net gain.
- 7.53 The application was submitted in November 2022 and is therefore exempt from mandatory Biodiversity Net Gain. However Policy SD9 (b) of the South Downs Local Plan notes that development proposals should identify and incorporate opportunities for net gain in biodiversity. The conversion of the two barns and the construction of the new dwellings will

all occur on land which has already been developed and is subject to hard standing. There will be no loss of ecology or biodiversity as a result of this part of the development.

7.54 The submitted Biodiversity management plan refers to the application site for the new farmland as ‘species-poor habitat including bare ground and improved grassland with fragmented lengths of species poor hedgerow on farmland boundaries and a scrub bank with six mature ivy-sycamore present on the eastern boundary of the current yard area’. The biodiversity enhancement strategy proposed is mixed and includes the following;

- 2687 sqm woodland wildflowers;
- 1400 sqm Tussocky Grassland;
- 5600 sqm Ecological Wildflowers;
- 1843 sqm Wildflower Meadow;
- 4044 sqm Amenity Grass – planted with 2645 spring bulbs;
- 4836 (mixed) native hedge plants;
- 218 hornbeam hedge plants;
- 11 domestic trees;
- 50 native boundary/hedgerow trees;
- 10 ‘structural trees’ – Hornbeam, Beech, English Walnut and Small-leaved Lime;
- 205 woodland species mix (Silver Birch, Beech, Scots Pine, Wild Cherry, Oak & Rowan);
- The erection of bat boxes and a bat sensitive lighting scheme, bird boxes and Barn Owl boxes;
- The use of swift bricks, swallow cups, bird brick houses, integrated sparrow terrace, external starling bird boxes, log piles and insect hotels.

7.55 The Landscaping officer has made comments that views to into the South Downs could be lost if the planting proposed along the southern side of the disused railway were allowed to grow tall. Therefore, a management plan is requested (via a LEMP - condition 14) to ensure that these views are retained from footpath number 128/44/1. The LEMP will also secure the ecological enhancement measures outlined in the submitted Biodiversity Enhancement Plan. Because the application was submitted prior to the introduction of statutory BNG a 10% uplift is not required. Despite this the applicant has made significant efforts to provide biodiversity and ecological enhancements in association with the proposed development and this has been planned into the scheme from an early stage, as demonstrated by the submitted documents. This early stage and overarching approach to site wide approach to enhancement is welcomed.

Trees

7.56 As noted within the Design and Access Statement, generally the trees on site are worthy of retention and do not pose any significant constraints to the proposed development, T10 is a category C tree, with a life expectancy of less than 20 years. The position of this tree impedes the proposed new access track to the new farmyard and its (as suggested within the submitted arboriculture report) retention would also require the, the re-alignment of the access track and remove almost all of the garden to the proposed rural workers unit which has been added into the scheme during the course of the application.

7.57 The only other trees within the redline plan to be removed are 4 apple trees with a life expectancy of less than 10 years, a group of category C Hazel a category C Hazel Tree (T25) a recently established native hedge (H3) and part of H1 (to provide improved site lines to the existing eastern entrance trackway).

7.58 Given the classification of the trees to be removed and their relatively low amenity value, coupled with the commitment of the scheme to plant over 50 native boundary hedgerow

trees as part of the proposed scheme, this level of tree removal is considered to be acceptable. The WCC tree officer is in agreement with this conclusion and has recommended an up-to-date tree survey is submitted for approval prior to the commencement of development.

Dark Night Skies

- 7.59 The site is located within the Dark Skies transition zone EI(b) which are the areas that lie between larger urban settlements and the surrounding darker skies notably vulnerable to light pollution.
- 7.60 Policy SD8: Dark Night Skies says that Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies. The scheme is accompanied by a lighting assessment and the SDNP DNS technical assessor considers that “the design is justified and shows compliance with SDNPA TAN on dark skies.
- 7.61 The assessor concludes; “This would be a good case study for other farms to follow. In that respect, post installation images would be useful to show compliance and examples for other to follow”. Condition 17 requires the implementation of the submitted scheme.

Highways, Car parking and Cycle Parking

- 7.62 There is no objection from the WCC highways to the proposal subject to a suitable condition being attached to retain the proposed visibility splay for the eastern (new farmyard) access, accordingly it is recommended that condition 4 is attached.
- 7.63 The number of car parking spaces proposed accords with the car parking SPD. Parking is provided in a mix of garaging and on surface car parking. Parking will be largely obscured from public view, being contained within garages to the eastern side of the rear courtyard or at surface here and screened by boundary walls or hedge planting. Additionally, EV charging points are provided in each garage. Secure and undercover cycle parking is provided in the garage buildings.

Water Quality, Foul Drainage and SUD's

- 7.64 Policy SD17 refers to the protection of the water environment, SD50 states that development proposals will be permitted where they ensure that there is no net increase in surface water run-off, taking account of climate change. SD50(2) notes that proposals for major development (Major development as defined in the Town and Country Planning (Development Procedure) (England) Order 2015) and will be permitted where they provide suitable sustainable drainage systems, unless it is demonstrated to be inappropriate.
- 7.65 The site is within flood zone I. A detailed flood risk and drainage strategy has been submitted with the application and there are no objections from WCC drainage officers subject to the imposition of a foul drainage condition (12).
- 7.66 The proposed drainage system has been integrated with the other proposals to ensure the ecosystem of the site and surrounding area is enhanced and improved. A detailed SUDS drainage system has been undertaken for the proposed scheme to ensure any flood risk is mitigated and the of a modern sewage treatment plant for the whole site (including farmhouse which is outside the scope of the scheme, see nitrates and phosphates section below) improves wastewater drainage from the site.
- 7.67 The application proposed a mixture of rainwater butts and permeable paving and soakaways to manage surface water runoff from the residential properties. Notwithstanding these details the applicant has been asked to consider the use of rain gardens at the front of properties, these measures can be secured as part of the suggested landscaping condition (condition 15). Water run-off from the proposed new Farmyard is managed via a network of heavy-duty high capacity linear drains leading to a large soakaway in the newly created meadow. The scheme also necessarily proposes treatment plants, interceptors and separators to deal with the potentially polluted farmyard run off. These measures are considered acceptable and represent an improvement to the existing situation.

- 7.68 The LLFA have raised questions regarding the number of borehole tests that have been carried out, however they have no objection to the scheme and, considering the space available on site to provide adequate soakaways and drainage, the LLFA are happy to recommend conditions (10 & 11) to manage surface water drainage in this instance.

Nitrate and Phosphate Neutrality – Conservation of Habitats Regulations (2017)

- 7.69 The site is within the Solent catchment area and also the River Itchen SAC and SSSI whereby ‘nitrate and phosphate neutrality’ needs to be achieved in order to avoid/mitigate any significant likely effects upon the Solent and River Itchen, both European designated Special Protection Areas.
- 7.70 It is determined that there is the potential for a likely significant effect upon the SPA by virtue of an increase in foul water from the proposals within the affected area. There is, therefore, the need to fulfil the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended).
- 7.71 The applicant has submitted a Nutrient Assessment and Budget, and an Appropriate Assessment has been completed. This demonstrates that, when the direct mitigation measures referred to within the Assessment are taken into account, the development results in reduction in both Nitrates and Phosphates overall. These direct mitigation measures will be secured by a planning condition (22).
- 7.72 This Assessment has been submitted to Natural England who agreed with the authority’s conclusions and have no further comments.

Conclusion

- 7.73 The proposals would facilitate the conservation and long-term sustainable future of two heritage assets. They would also facilitate the sustainable future of the farm and support the wider rural economy in this regard. Additionally, the scheme has the capacity to provide a key public right of way link as set out within the South Downs Local Plan and also proposes an additional public right of way as well as this key route and two new permissive footpaths.
- 7.74 The scheme will deliver economic and social benefits in supporting the rural economy, providing additional accommodation for rural workers and ecological and biodiversity improvements to the immediate site area and surrounding areas. Overall, the scale and design of the proposals are acceptable having taken into account consultee responses, representations, the landscape character and appearance of the immediate and surrounding area and the significance of the heritage assets.
- 7.75 The proposals substantially comply with the Development Plan and the NPPF, National Park Purposes and duty, and relevant legislation. The application is, therefore, recommended for approval subject to the provision of the public rights of way as identified the recommended planning conditions.

8. Reason for Recommendation

- 8.1 It is recommended that:

- 1) That planning permission be granted subject to:
 - i. A S106 legal agreement, the final form of which is delegated to the Director of Planning, in consultation with the Chairman of the Planning Committee, to secure:
 - The creation and dedication of a Public Right of Way connecting Itchen Valley Footpath 44 with the HCC Itchen Valley Rail Path along the route of the disused railway line adjacent to the north boundary of the development site.
 - the creation and dedication of a Public Right of Way for a route that would run west from Itchen Valley Footpath 29 to the field entrance on the south side of the B3047 opposite the southern access to Itchen Valley Footpath 44
 - ii. The conditions set out in Section 9 of the report.
- 2) That authority be delegated to the Director of Planning to refuse Planning Permission,

with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 13 February 2025 Planning Committee meeting.

9. Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

Highways

3. No part of the development shall be first occupied until the car parking as shown and including the EV charging points has been constructed in full accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

4. The Visibility Splays for the improved eastern access to the new farmyard and as shown on Drawing 7986.FY002 Rev A shall be maintained and any vegetation within this splay shall be contained to a maximum height of 0.6m.

Reason: In the interests of Highways Safety.

5. Prior to the development being brought into use, detailed plans showing covered and secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority and retained thereafter.

Reason: To provide appropriate cycle storage to enable alternative sustainable modes of travel.

Contamination

6. No development shall take place unless otherwise agreed in writing until a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall conform to current guidance and best practice as set out in LCRM – Land contamination risk management and BSI0175:2011 Investigation of potentially contaminated sites - code of practice; or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the preliminary conceptual site model as presented in the desk top study;
- b) A remedial strategy detailing the measures to be undertaken to remove or avoid risk from contaminants and/or soil gas identified when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

7. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented

fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

8. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in full accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future

Archaeology

9. No development shall take place 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 be undertaken in full accordance with the approved details. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To enable the recording of any items of historical or archaeological interest.

Drainage

10. No development shall begin until a detailed surface water drainage scheme for the site, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a) A technical summary highlighting any changes to the design from that within the Flood Risk Assessment.
 - b) Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed and demonstrating the 1m unsaturated zone.
 - c) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - d) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.

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

11. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include maintenance schedules for each drainage feature type and ownership and clarification on responsibilities.

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

12. No development shall commence until a detailed drainage scheme for the means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. These details shall include drainage calculations and a Management and

Maintenance Plan. The development shall be carried out in full accordance with the approved details. No dwelling shall be occupied until the drainage system has been implemented in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

Ecology

13. Development shall proceed in accordance with the measures set out in Section 4.3 'Mitigation Requirements' of the Bat Roost Survey Report (Enims, August 2021), unless varied by a European Protected Species (EPS) licence or a Bat Mitigation Class Licence (BMCL) issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in full accordance with the approved details.

Reason: To ensure the favourable conservation status of bats in accordance with Policy SD9 of the South Downs Local Plan.

14. Prior to commencement of development a LEMP, incorporating the ecological enhancements referred to within the submitted ecosystems services statement dated October 2022 and the Biodiversity Management Plan dated April 2022 shall be submitted to the LPA for approval in writing. This plan shall also include details of how vegetation will be maintained to ensure views from footpath number 128/44/1 across the Itchen Valley. Development shall thereafter be implemented in full accordance with the approved measures.

Reason: To protect and enhance biodiversity in accordance with the Habitat and Species Regulations 2017, Wildlife and Countryside Act 1981, NERC Act, NPPF and Policy SD8 and SD9 of the South Downs Local Plan.

Landscaping

15. No development above slab level shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include (but not be limited to):
- a) Written specifications (including cultivation and other operations associated with plant and grass establishment;
 - b) Planting methods, tree pits & guying methods;
 - c) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - d) Retained areas of trees and hedgerows;
 - e) Details of all hard surfaces, including paths, kerb edges, access ways, boundary treatments, bin and cycle stores and parking spaces, including their appearance, dimensions and siting;
 - f) Details of the siting, specifications and management of the Sustainable Urban Drainage systems;
 - g) A landscape schedule for a minimum period of 10 years including details of the arrangements for its implementation;
 - h) A timetable for implementation of the soft and hard landscaping works;
 - i) A landscape plan with services shown.

The scheme of Soft and Hard Landscaping Works shall be implemented in full accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first ten years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.

Heritage & Design

16. No development shall be carried out above ground floor slab level until details of the following matters shall be submitted to and approved in writing by the Local Planning Authority.
- a) Large scale details of all external joinery at scale (1:5 in elevation, 1:20 section, 1:1 glazing bars) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
 - b) New front boundary wall (sample panel required);
 - c) New glazing, windows and doors within Barns 1 and 2 at 1:5 in elevation, 1:20 section, 1:1 glazing bars) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
 - d) External lighting, locations and designs;
 - e) Written confirmation and drawings showing that the approach to services in the listed buildings will be carried out in accordance with section 7.5.4.2.12 and 7.5.4.1.13 of the Design and Access Statement;
 - f) Full details of proposed rooflights which shall be conservation style rooflights with vertical emphasis and integral vertical glazing bar set in plane with the approved roof covering;
 - g) Full details of rainwater goods, external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
 - h) Full details of proposed meter and alarm boxes;
 - i) Large scale details of proposed eaves and verges (1:5 section);
 - j) A full schedule of external and internal materials finishes and samples in relation to the grade II listed Threshing Barn and grade II curtilage listed Stables including:
 - 1) A full schedule of internal finishes to walls, ceilings and floors;
 - 2) Full details of external materials and finishes including samples.

The works shall thereafter be carried out in full accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: In the interests of preserving the character and appearance of the surrounding landscape and the listed building and its setting. It is considered necessary of this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

17. Notwithstanding what is shown on the approved drawings, NO damp proof treatments are permitted by this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building.

Sustainability

18. Prior to the commencement of development above slab level of the conversion of the Threshing Barn (including Gig House and Nags Stable) and The Stables, hereby permitted a design stage sustainability report shall be submitted to and approved in writing by the Local Planning Authority. The report shall present the predicted energy demand of the building, as a result of the proposed works and shall seek to reduce the predicted CO₂ emissions by at least 12% due to energy efficiency measures and onsite renewable energy, compared with the maximum allowed by Part L1A 2021 whilst at the same time respecting the historic fabric of the heritage assets. The works shall also prioritise the use of low carbon sustainable materials. Furthermore, the report shall

demonstrate water efficiency measures which limit a total maximum usage of 110 litres per person per day through the use of appropriate fixtures and fittings. How the energy and water efficiency measures will be implemented shall be outlined and, thereafter, the development must be undertaken in full accordance with the agreed details.

Reason: The development as a whole, including the conversion and extension of the listed building to a residential dwelling is subject to Local Plan policy SD48 regarding improvements to the energy and water efficiency of the building and in accordance with table I of the adopted sustainable construction SPD. This condition recognises the listed status of the building and outlines the need for a sympathetic and proportionate approach to improve its sustainability and the need for listed buildings to adapt and contribute to mitigating climate change.

19. Prior to the commencement of development hereby permitted, detailed information in a Design Stage Sustainable Construction Report in the form of:
- a) Design Stage SAP 10 assessment for each dwelling.
 - b) Design stage plan and specification for the electric vehicle charging points.
 - c) Design stage BRE water calculator.
 - d) Product specification for EV, air source heat pump and solar PV, waste facilities, rainwater harvesting and materials; and
 - e) Grown in Britain or FSC Certificates for timber.

Demonstrating that the development will:

- 1) Reduce predicted CO2 emissions by at least 12% due to energy efficiency measures and onsite renewable energy, compared with the maximum allowed by Part L1A 2021.
- 2) Provide EV charge points for each dwelling in a suitable location to ensure simultaneous charging, with a minimum power rating output of 7kW and a universal socket.
- 3) Have a predicted water consumption of no more than 85 litres per person per day and that the development is water neutral.
- 4) Have separate internal bin collection for recyclables matching local waste collection service; and
- 5) Have a private compost bin.
- 6) Be designed to minimise overheating risk.

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in full accordance with these agreed details.

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

Dark Night Skies

20. The development shall be carried out in full accordance with the approved lighting assessment by Strenger dated February 2022 and accompanying drawings SK-01, SK-02 and SK-03 as referred to within the outline scope of the report. The lighting shall be installed, maintained and operated in full accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future residents, create an appropriate public realm, and conserve dark night skies of the South Downs National Park.

Permitted Development Rights

21. 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), no buildings, structures or works as defined within Part 1 of Schedule 2, classes E and F and Part 2 of Schedule 2, class A; inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interests of the character and appearance of the area and amenity.

Trees

22. Prior to the commencement of the development hereby permitted a full Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority which shall include numbering and detailing trees, confirming root protection areas, routing of service trenches, overhead services and carriageway positions and any details of no dig techniques along with associated use of geotextiles and an indication of the methodology for necessary ground treatments to deal with compacted areas of soil. The works shall implemented in full accordance with the approved details.

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

Rural Workers

23. The occupation of the residential dwelling at the end of garage building on eastern side of rear courtyard permitted by this consent shall be limited to a person solely or mainly working or last working, in agriculture (as defined in Section 336 of the Town and Country Planning Act 1990) and at Graces Farm, Martyr Worthy or on land connected with this farm or in the immediate locality. Or a widow or widower of such a person, and to any resident dependants.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

Nitrates and Phosphates

24. The nitrate and phosphate mitigation measures as outlined at paragraphs 7.1 – 8.5 of the approved Aqua Calidus Nutrient Assessment and Budget dated 16.6.2024 shall be implemented in full prior to either the first residential dwelling being bought into use or the New Farmyard as consented being bought into use, whichever is the first. Evidence of these measures, including photographs, specifications of the new package treatment plants for Graces Farmhouse and numbers 1 and 2 Graces Farm Cottages shall be submitted to and approved by the local planning authority also prior to the occupation of the development hereby permitted.

Reason: To ensure the development is nitrate and phosphate neutral to avoid an adverse impact on the Solent Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites in accordance with the NPPF (2021), the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer: Sarah Round

Tel: 01730 819318

Email: Sarah.Round@southdowns.gov.uk

Appendices: Appendix I - Information concerning consideration of applications before

committee

SDNPA Consultees: Legal Services, Development Manager

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

[National Planning Policy Framework \(2023\)](#)

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

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

[Adopted Affordable Housing SPD - South Downs National Park Authority](#)

[Adopted Parking SPD - South Downs National Park Authority](#)

[Adopted Design Guide SPD - South Downs National Park Authority](#)

[Adopted Sustainable Construction SPD - South Downs National Park Authority](#)

[Biodiversity Net Gain Technical Advice Note \(TAN\) - South Downs National Park Authority](#)

[Ecosystem Services Technical Advice Note \(TAN\) - South Downs National Park Authority](#)

