

Dickhurst Farm Cottage

Design and Access Statement



Dickhurst Farm Cottage

Petworth Road
Surrey
#Site State
GU27 3BG

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Contents

01

02	Applicants and Agents / Location
03	Site
04	Design and Appearance
05	Heritage Setting
06	Landscape Setting
07	Planning Policy Considerations
08	Plans



△ Above: Existing Site plan (NTS)

▽ Below: Proposed render view



Applicant:

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Agents and Architects:

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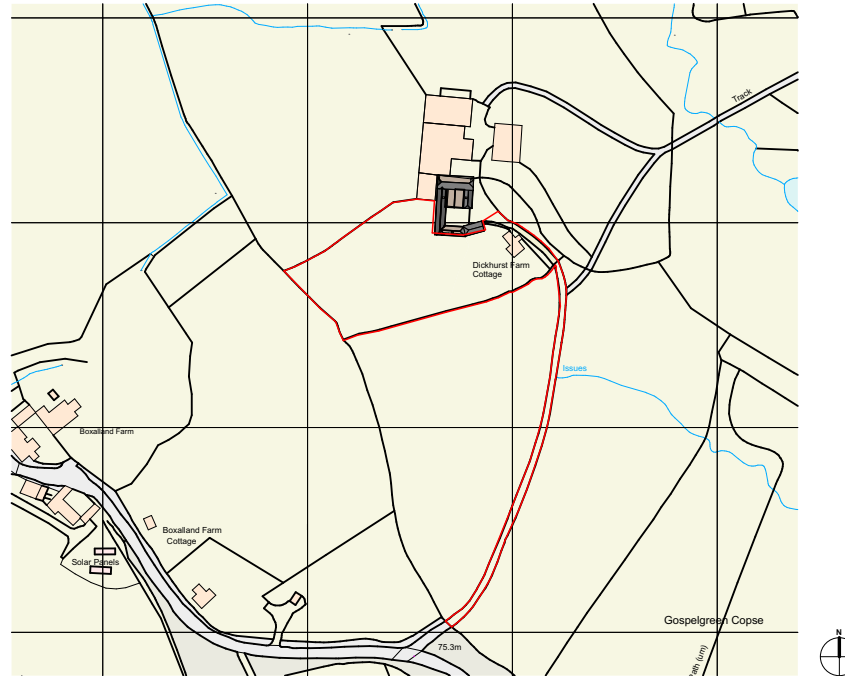
Location:

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Petworth Road
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Site Description:

Dickhurst Farm is located in countryside just three miles from the centre of Haslemere, to the east and two miles north-west of Northchapel. The landscape here is part of the Low Weald. The farm is located to the north of Petworth Road and approached from the south via a raised concrete track. This track turns towards the west before passing the farmhouse on the left, with the historic barn and sheds located behind to the north-west.

Dickhurst is one of a number of farms, cottages and houses that are dispersed in this way within the Low Weald and retain a strong sense of isolation and privacy due to the subdivision of the landscape by historic field patterns.



△ Above: Proposed Site Plan (NTS)

▽ Below: Google Earth Image (NTS)



Design and Appearance

Description of the Design:

The Writer is experienced in working with historic buildings and their environment.

The proposals are described on the drawings, which includes a new Swimming Pond and a new single story ancillary Pool House which will house the pool plant room, a wet room and changing room.

The Swimming Pond and Pool House have been located in a way which aims to minimise the impact of domestication within an orchard/wildlife habitat, and potentially support and increase the local habitat.

The Pool House has been designed to take the form of a subserviant garden store, it has been located closer to the boundary with established vegetation surrounding it to minimise its visual impact.

The swimming pond will take the form of a natural pool, whilst having a standard 5mx12m pool basing to work from.

There are no properties close by which could be affected by the proposal.

Description of the Appearance:

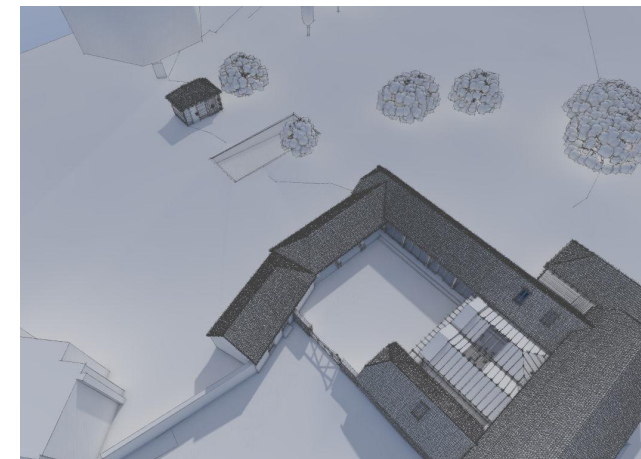
The Pool House has been designed using a timber frame system sitting on top of a red brick plinth wall, with a plain clay tile full hipped roof with cat slide. The frame will be clad externally using horizontal timber clapboarding, to excentuate the barns appearance. The doors will be verical timber boarded doors and braced internally for stability and rigidity.

The designer has intended the pool to blend in with the surrounding natural environment to minimise the visual impact on the landscape and building setting. Although sturctually it will take the form of a standard pool, it has been designed aesthetically to blend seamlessly into its landscape and habitat.

The Pool House continues this theme by maintaining the continuation of the local vernacualr theme. Its diminutive stature and setting within the surrounding landscape helps to screen the building and ephasis the use as subserviant only to the Farmhouse.



△ Above: Perspective sketch view of the Pool House looking North East



△ Above: Aerial view of the Pool and Pool House location in relation to the barns and Farmhouse.

Below: Reference images for the swimming pond. ▽



Heritage Setting - Text courtesy of Ian Wightman - HBC

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LANDSCAPE

Dickhurst Farm is located in the Low Weald, a landscape character that is made up of a patchwork of small field systems formed by early enclosures and includes streams, ponds, meadows and small areas of woodland connected by hedges. Within this landscape type, historic settlement is dispersed and includes isolated farms, some of which will date back to the medieval period.

Dickhurst Farmhouse dates from the 16th century and is relatively isolated. It sits within a field system which has not changed significantly in the 20th century and thus retains some of its medieval character. Dickhurst Cope situated to the east contains a hammer pond which contributes to the landscape character and is a significant feature of the historic iron industry which was dominant in West Sussex in the 16th to 18th centuries.

FARMHOUSE

The farmhouse is constructed in timber box-frame with brick infill and is orientated NNW-SSE with its domestic garden lying to the west. The house is a baffle-entry type with a front door entering opposite the jambs of a central fireplace with rooms either side. The building appears to have been extended to the north to create two cottages and retains two staircases.

The farmhouse has a small outshot to the rear creating a distinctive catslide roof which is typical of the Sussex vernacular. The low level of alteration has allowed the building to maintain a strong rural character associated with its landscape. Its timber-frame remains visible from the east whilst to the south the elevation is tile hung. Its windows are of various ages and designs which contribute to its character and special interest.

COURTYARD

North of the garden is a group of buildings which make up the farm courtyard. These include a combination barn and shelter sheds that create a regular courtyard with buildings on all four sides. The barn appears to have been originally a threshing barn, pre 1750 in date, that was extended to become a combination barn. The store building which lies to the south-east of the group remains in function with the farmhouse.

Prior to 1895 the farmyard was laid out in a loose courtyard plan which consisted of an 'L' shape form with a further building (possibly the main barn), to the north. It was normal for farms of an earlier origin to develop into loose courtyard plans and then into more regular forms as part of an evolutionary process over the centuries. Consequently, the loose courtyard plan is the most common type in the south-east of England.

The main barn to the north may well have been part of the old courtyard plan before being extended to the east with two additional bays. The more formalized plan which developed from it after 1895 was typical of farm redevelopment in this period as a response to changes in animal husbandry, storage and the rationalising of working practices. Here, this started off as a 'U' plan before becoming more enclosed by 1912.

In the mid-19th century the farm was approached from the west, north of Boxalland Farm, though by 1895 a track to the south, had been laid. This occurred largely at the same time as the reconfiguring of the courtyard and is retained today.

SIGNIFICANCE

Within Heritage protection, 'significance' is a term applied to heritage assets that describes a structure or feature's special interest. It is an interest that is understood in terms of values - evidential, historical, aesthetic and communal. These can be applied to Dickhurst Farm as follows:

- Evidential value: The farmhouse and main barn have some potential to reveal special interest in their construction due to their potential time depth. This is less so with the shelter sheds and cart sheds.
- Historic value: The farm retains strong historic value as an example of a 16th century farmstead which has evolved through the centuries, but has not been overly developed. The farmhouse is also a good example of local timber-frame construction, retaining a lot of its historic quality and character. This includes its windows. The courtyard of the farm is also highly legible and its main barn is of particular significance as a combination barn.
- Aesthetic value: The farmhouse has some aesthetic value in its contribution to the scene and appreciation of the landscape. Whilst it is not somewhere that has been explored artistically, its vernacular architecture contributes to the surrounding landscape as does that of the courtyard.
- Communal value: The farm is considered to have a low level of communal value, partly due to it being a private property.

DESIGNATED HERITAGE ASSET

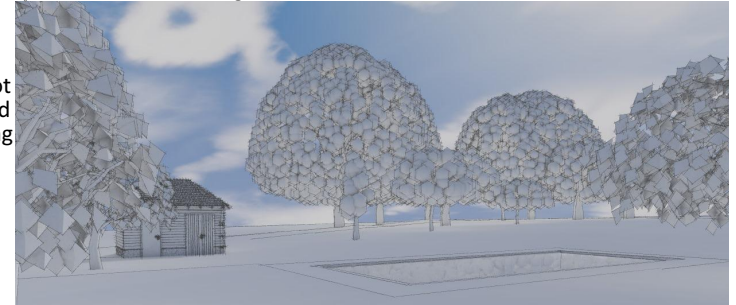
Dickhurst Farmhouse is a grade II listed building and therefore a designated heritage asset. Designated assets are of national importance and an 'irreplaceable resource' that should be conserved in a manner appropriate to their significance. Local planning authorities must give 'great weight' to the conservation of heritage assets with any proposals that might affect their significance in a harmful manner requiring 'clear and convincing justification'. Local authorities should look for and support proposals that enhance or better reveal the significance of the listed building and its setting. The building's primary significance is as a building of the 16th century which retains strong local character in its materials and construction.

Whilst the farmhouse is of national significance, the farmstead is also of significance in that it has retained multiple farm buildings in an historical layout. This is of interest in itself, but will also make a positive contribution to the appreciation of the landscape character.



△ Above: View of the site looking North.

▽ Below: View of the site looking South



The farmstead is also of special interest for its development from a loose courtyard plan, most likely consisting of a threshing barn and storage; to a regular plan with the barn altered to accommodate multiple 'combined' uses including the housing of animals. This helps to illustrate the farm's development in the 19th century, but also a move from arable production to the raising of cattle and dairy production in the late 19th and 20th centuries.

PROPOSALS

The proposal seeks to introduce a swimming pool in the form of a pond and a pool house into the garden of Dickhurst Farmhouse.

The pool itself is very naturalistic and because it does not appear like a conventional pool, has limited impact on the setting of the listed building and the landscape with which it is associated. This is partly to do with the planting but also the colour of the pool which reflects the sky in a natural way. A large farm pond did exist to the north of the farmhouse but is no longer there.

The pool house is of traditional construction with weatherboarding and a clay tile roof. This appears more like a small conventional shed and similarly, due to its materials, scale and restrained design should not have an adverse impact on the listed building or its setting. It is subservient and does not create additional light, noise or activity in this tranquil location. Trees and vegetation would help to screen the building should it be required, but this is unlikely.

Landscape Setting - Text courtesy of Hankinson Duckett Assoc. 06

Landscape:

These notes address landscape and visual matters relating to the proposed application at Dickhurst Farm, off Petworth Road, Lurgashall, Haslemere, West Sussex, GU27 3BG, for a proposed pool and pool house associated with the permitted conversion of former agricultural barns to a single dwelling (ref SDNP/20/01665/FUL and SDNP/20/01666/LIS granted on 18 May 2021).

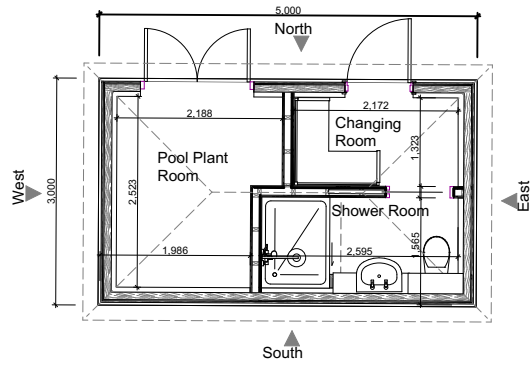
Reference has been made to the Landscape and Visual Appraisal dated February 2020 which was prepared by HDA to support application SDNP/20/01665/FUL, including the associated plans and photographs.

This section is to be read in conjunction with the separate HDA Landscape and Visual inputs document which forms part of the application (see appendix).

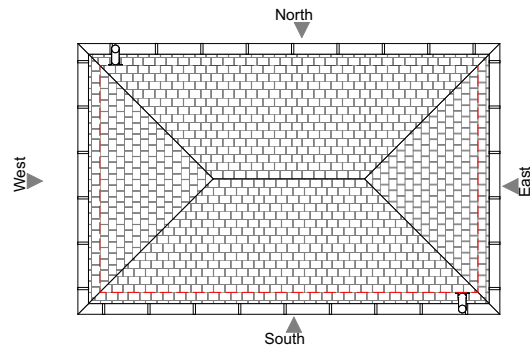
Planning Considerations:

These notes address the various planning and listed building matters relating to the proposed application at Dickhurst Farm, off Petworth Road, Lurgashall, Haslemere, West Sussex, GU27 3BG, for a proposed pool and pool house associated with the permitted conversion of former agricultural barns to a single dwelling (ref SDNP/20/01665/FUL and SDNP/20/01666/LIS granted on 18 May 2021).

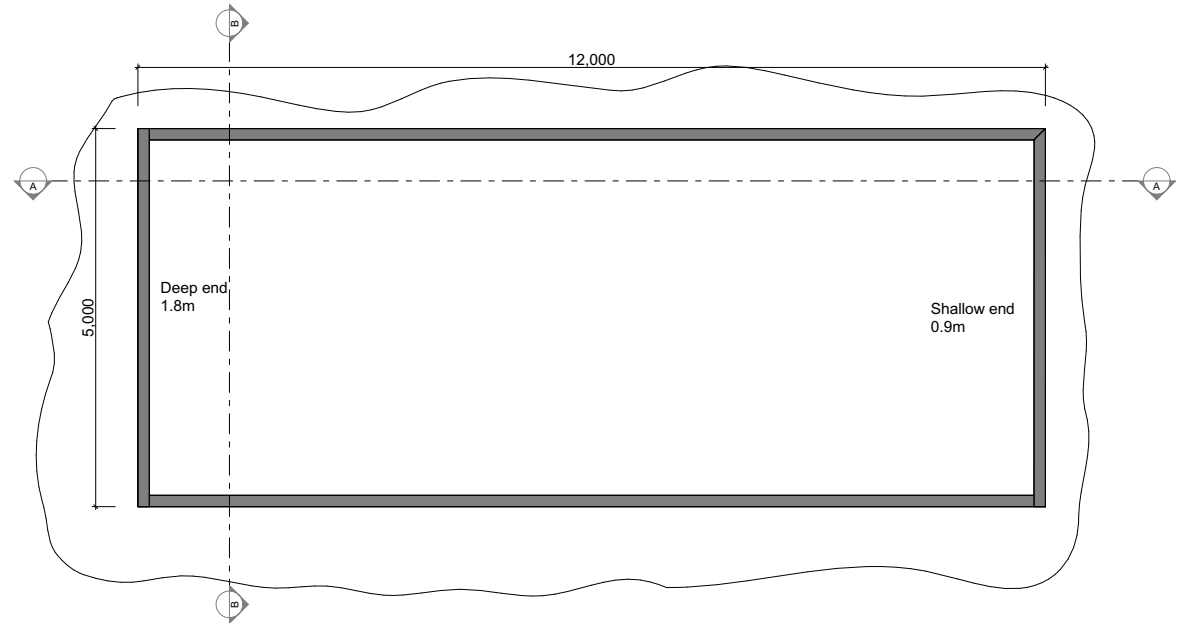
This section is to be read in conjunction with the separate Planning Policy document supplied by Genesis Town Planning which forms part of the application (see appendix)



△ Above: Proposed Pond House Ground Floor Plan (NTS)



△ Above: Proposed Pond House Roof Plan (NTS)



△ Above: Proposed Swimming Pond Plan (NTS)

DICKHURST FARM, LURGASHALL, WEST SUSSEX

HDA LANDSCAPE AND VISUAL INPUTS TO DESIGN & ACCESS STATEMENT

August 2021

1 Landscape and Visual Inputs to DAS

1.1 Introduction

- 1.1.1 These notes address landscape and visual matters relating to two separate planning applications at Dickhurst Farm, off Petworth Road, Lurgashall, Haslemere, West Sussex, GU27 3BG. The first application is for a proposed garage associated with the permitted conversion of former agricultural barns to a single dwelling (ref SDNP/20/01665/FUL and SDNP/20/01666/LIS granted on 18 May 2021), and the second application is for a proposed swimming pool and pool house associated with the Grade II listed farmhouse (a previous application for amendments to the cottage were submitted under application Ref SDNP/19/00876/LIS and granted on 9 July 2019).
- 1.1.2 The site was visited last visited in November 2019. These applications are supported by the following plans prepared by the architects, Stedman Blower, and all dated August 2021:
- A. 5528-COT-P01 Site Location Plan
 - B. 5528-COT-P02 A Block Plan;
 - C. 5528-COT-P03 A Proposed Pool and Pool House: Plans and Elevations.
- 1.1.3 Reference has been made to the Landscape and Visual Appraisal dated February 2020 which was prepared by HDA to support application SDNP/20/01665/FUL, including the associated plans and photographs.

2 Baseline Conditions

2.1 General

2.1.1 Dickhurst Farm is located 430m south of the northern boundary of the South Downs National Park, the boundary of which is defined by the B2131 Rodgate Lane (shown on some maps as Petworth Road). The site is accessed from the south via a 200m long track, off a minor road (also shown as Petworth Road on some maps) which runs between Ansteadbrook to the north-west and two dwellings at Gospel Green to the south-east. This minor road passes close to a cluster of buildings at Boxalland Farm (including Boxalland Cottage) and Herne Lodge (located about 200m to the south-west and 340m to the west of the site respectively).

2.1.2 The site lies in a localised bowl of land, at 74m Above Ordnance Datum (AOD), in the Wealden Basin, with land rising to the north to a ridge of land along Rodgate Lane (maximum height of 105m AOD at Cripplecrutch Hill). The land also rises to the west towards Herne House (103m AOD), but falls to the south-east, where a stream through Dickhurst Great Copse passes under the minor road (Petworth Road) at a height of 69m AOD.

2.1.3 Land use in the area is predominantly agriculture, and whilst the land surrounding Dickhurst Farm is used as pasture, some arable uses are also present. The farm is also used for pheasant shoots. The landscape around the site appears to be well-wooded, which together with the landform, provides a strong sense of enclosure. A continuous belt of woodland to the east of the site is listed on Natural England's Ancient Woodland Inventory. Small-scale pastoral fields tend to be bound by hedgerows, with a high incidence of mature hedgerow trees.

2.1.4 In terms of the published landscape character assessments for the area, the site is placed on the northern edge of the North Western Valleys Landscape Character Area (LW1) in the West Sussex County Council (WSSCC) study, and in the Northchapel Basin LCA (Area P2) in the South Downs Integrated (SDI) study. The site has a good fit with the descriptions of key characteristics as provided in these published assessments.

2.1.5 In summary, the key landscape characteristics of the site are:

- A gently undulating landform typical of the lowland vale, influenced by the underlying geology of Wealden clay, which is interspersed with more resistant bands of sandstones, forming gentle ridges;
- The site sits in a localised bowl of land which falls to the south-west and is enclosed on all but its western side by deciduous woodland blocks listed as Ancient (e.g., Dickhurst Great Copse to the east of the site);
- Existing woody vegetation immediately around the farmstead is generally restricted to an area of Traditional Orchard to the west, with large mature trees to its south and along the western land ownership boundary (parallel with Petworth Road); and
- Permission has been granted for removal of the utilitarian modern farm buildings from the northern part of the site, whereas the more traditional timber framed barn with its ancillary 'wings' of brick walled barns wrapping around an enclosed farmyard have been approved for conversion to residential use.

- 2.1.6 It has been assessed that the site has a High landscape value, being located in the SDNP, but with features that are representative of the area and commonplace, and not of outstanding scenic quality, as it consists of typical agricultural fieldscape. The site has a Medium-Low susceptibility to change, having been able to accept changes in the past without compromising those features that contribute to its quality. The landscape sensitivity of the site has thus been assessed as High-Medium.
- 2.1.7 Views of the site are restricted to relatively few locations due to the undulating landform and well-wooded nature of the surrounding area. The only publicly available vantage points are from the minor road of Petworth Road to the west and south of the site, but views are restricted to glimpses of the farmstead due to roadside and intervening vegetation. Non-motorised users of Petworth Road have been assessed as having Medium sensitivity, resulting from combining High value with Low susceptibility to change, due to the limited visibility of the site.

3 Proposed Swimming Pool and Pool House

3.1 General

- 3.1.1 The proposed swimming pool would be located about 36m to the west of the farmhouse, in a central, open position within the former orchard. It was considered preferable not to locate the swimming pool within the defined garden of the farmhouse (the boundary of which extends southwards from the junction between Buildings 2 and 3) to avoid locating a potentially modern structure within the setting of this listed building. That said, the pool has been designed to look as far removed from a modern structure as possible. Although the conventional part of the pool will measure 12 x 5m, the edges will be submerged, so that a more naturalistic look can be achieved through the incorporation of curved shelved edges of marginal planting reminiscent of a natural pond. Such a 'pond' would not look out of place in the orchard setting.
- 3.1.2 To ensure the pool looks as 'pond' like as possible, it is proposed to locate the pool house, incorporating the plant room, changing room and shower, slightly away from the pool, 12m to its south, on the edge of the mature tree belt along the southern edge of the orchard. In this location it is anticipated that the proposed pool house will look more like a small shed (only 3 x 5m in plan and less than 4m in height) appropriate to its agricultural setting, rather than looking like a conventional pool house/summer house that may be considered a 'garden chattel' more suited to a domestic garden setting. The pool house would be located outside the Root Protection Areas of adjacent mature trees but would benefit from the visual screening the trees provide.
- 3.1.3 The design team have been mindful of Condition 11 on the decision notice for the barn conversion ('no garden chattels, etc'), which states that "*no garden or domestic paraphernalia such as, but not limited to, furniture, barbeques and children's play equipment, shall be placed on the land to the north and west of the barn group and enclosed by the red line on drawing no*

5528-BC-P01 Rev B at any time". Even though it is proposed not to locate the pool and pool house to the 'north and west of the barn group', there has been a conscious design decision not to turn the orchard into a garden. It is evident in views from Petworth Road that a large domestic garden extends to the north-east of Boxalland Farm, identified by the presence of mature, non-native trees. It is intended, as part of the landscape strategy for Dickhurst Farm, that the land around the farmstead would not take on the same domestic appearance as that in evidence around the neighbouring Boxalland Farm. It is proposed to reinstate the traditional orchard at Dickhurst Farm and restrict tree planting to only native species found locally in the area. The landscape strategy can be controlled by condition.

PLANNING POLICY CONSIDERATIONS

Pool and Pool House at Dickhurst Farm.

Planning policy considerations relevant to this planning application comprise the National Planning Policy Framework July 2021 and Circular 2010; the Partnership Management Plan; and the South Downs Local Plan.

National Planning Policy Framework and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and the National Planning Policy Framework (NPPF) which was amended in July 2021. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The National Planning Policy Framework (NPPF) was amended in July 2021. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers.

Paragraph 11 confirms that at the heart of the NPPF is a presumption in favor of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

On design, paragraph 130 of the NPPF requires decisions to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 15 of the NPPF refers to Conserving and Enhancing the natural environment by protecting and enhancing valued landscapes, recognizing the intrinsic character and beauty of the

countryside, minimizing impacts on and providing net gains for biodiversity. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks.

Section 16 of the NPPF refers to Conserving and Enhancing the historic environment. Paragraph 189 of the NPPF states:

“Heritage assets range from sites and buildings of local historic value to those of the highest significance..... These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

The points to note from the NPPF for the application proposals are as follows:

- The proposed development would have no significant impact on the heritage asset of the farmhouse due to its location within the grounds being detached from the dwelling.
- The design of Pond House is simple, unfussy and discreet being constructed of complimentary materials to those found on the dwelling.

We consider the application proposal to be compliant with the National Planning Policy Framework and Circular 2010. We expand on the reasons why in later sections of this submission.

Local Plan Policy

The South Downs Local Plan (2014-33) was adopted in July 2019 and the policies relevant to the application proposal are: Core Policy SD1 (Sustainable Development), Core Policy SD2 (Ecosystems Services), Strategic Policy SD4 (Landscape Character), Strategic Policy SD5 (Design), Strategic Policy SD7 (Relative Tranquility), Strategic Policy SD8 (Dark Night Skies), Strategic Policy SD12 (Historic Environment), Development Management Policy SD13 (Listed Buildings), Strategic Policy SD25 (Development Strategy).

Core Policy SD1 reinforces the underlying objectives of the NPPF and states:

“When considering development proposals that accord with relevant policies in this Local Plan and National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay unless material planning considerations indicate otherwise.

“The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes.....”

“Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:

- a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and*
- b) There is substantial compliance with other relevant policies in the development plan.”*

Core Policy SD2 (Ecosystems Services) permits development where it has an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high-quality design amongst other considerations.

Strategic Policy SD4 (Landscape Character) only permits development where they conserve and enhance landscape character.

Strategic Policy SD5 (Design) permits development where they adopt a landscape led approach and respect the local character through sensitive and high-quality design that makes a positive contribution to the overall character and appearance of the area. Of particular note are:

- c) contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features including historic settlement pattern;
- d) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and where relevant vernacular detailing;
- h) Provide high quality amenity space appropriate to the needs of its occupiers or users;
- i) Ensure development proposals are durable, sustainable and adaptable over time and provide sufficient internal space to meet the needs of a range of users; and
- k) have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

Strategic Policy SD7 (Relative Tranquility) aims to permit development which conserves and enhances relative tranquility.

Strategic Policy SD8 (Dark Night Skies) permits development which conserves and enhances the intrinsic quality of dark night skies and the integrity of the Dark Sky Core. Development proposals must make sure that all opportunities to reduce light pollution have been taken including not installing lighting, or, if lighting cannot be avoided, it is demonstrated to be necessary and appropriate for its intended purpose or use. Any adverse impacts should be avoided and then mitigated to the greatest reasonable extent.

Strategic Policy SD12 (Historic Environment) states that:

'Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.

Applicants will be required to provide a Heritage Statement sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).

Development proposals which affect heritage assets (whether designated or non-designated) or their setting will be determined with regard to the significance of the heritage asset.

Development proposals will be permitted where they enhance or better reveal the significance of heritage assets, particularly where they are considered to be at risk of irreversible harm or loss.'

Development Management Policy SD13 (Listed Buildings) permits development which affects the setting of a listed building or grants listed building consent where:

- *They preserve and enhance the significance of the listed building and its setting by demonstrating that loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of the rooms is avoided; or*
- *Harm to the significance of the listed building or its setting is considered to be outweighed by public benefits by the Authority, when appropriate mitigation measures will be expected, including archaeological investigation (including a written report) or recording.*

Development proposals will be refused planning permission and/or listed building consent where they cause substantial harm to a listed building or its setting.

Policy SD13 should be read along Policy SD5: Design.

Strategic Policy SD25 (Development Strategy) supports development within defined settlements subject to it being of a scale and nature appropriate to the character and function of the settlement in its landscape context; makes best use of suitable and available previously developed land in the settlement; and makes efficient and appropriate use of land.

The site lies outside any settlement defined in Strategic Policy SD25.

Policy SD31 (Extensions to Existing Dwellings and Provision of Annexes and Outbuildings) permits development for outbuildings where they are required for purposes incidental to the use of the host dwelling.

Other Guidance

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a vision and long term outcomes for the National Park, as well as 5 year policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications.

The following Policies and Outcomes are of particular relevance to this case:

General Policy 1
General Policy 9

General Policy 1 of the SDPMP aims to conserve and enhance the natural beauty and special qualities of the landscape and its setting in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.

General Policy 9 of the SDPMP aims to protect the significance of the historic environment from harm, new discoveries are sought and opportunities to reveal its significance are exploited.

The proposals have had been informed by the Council's guidance note and are in full compliance with the relevant guidelines.

Planning Assessment

The application site falls outside the settlement boundary in a rural area and within the South Downs National Park. The site is within the curtilage of the Grade II Listed Building of Dickhurst Farmhouse, within a SSSI Impact Risk Zone and adjacent to an area identified as Bats Home and Bats Movement Networks.

The main considerations for the determination of the application would be:

- Principle of development
- Size, scale and design and impact on the character of the area
- Landscape and Visual Impacts
- Lighting
- Appearance
- Impact on neighbouring amenity

Principle of development

In terms of the principle of the proposed development, Policy SD31 supports the principle of outbuildings where they are required for purposes incidental to the use of the host dwelling. Proposals for outbuildings should be sensitively sited to the side or rear of the host dwelling. The

proposed swimming pond and pond house are sensitively located to the rear of the host dwelling and at some distance from the host dwelling heritage asset to avoid any impact on the heritage asset.

Size, Scale Design and Impact on the Character of the Area

The size and scale of the swimming pond and pond house are appropriate to the size of the plot within which the proposed development sits. The swimming pond and pond house have been designed with Policy SD5 (Design) in mind and integrate with, respect and complement the landscape character of the site as they are unobtrusive features within the grounds of the heritage asset.

The swimming pond incorporates soft landscaping which takes the opportunity to connect to the wider landscape and is consistent with the local character of the area.

The architectural design of the pond house is appropriate and sympathetic to its setting in terms of height, massing on the site, roof form, materials and detailing.

Landscape and Visual Impacts

The application is accompanied by a Landscape and Visual Appraisal. The potential landscape and visual effects associated with the proposed development would be localised and permanent, but would have a neutral effect on the landscape character of the area.

Given the limited public viewpoints into the site there is little potential that the proposals would significantly impact on the visual amenity of people. The proposed development occupies a relatively enclosed, detached position and would not result in the removal of any notable landscape features that currently contribute to the character of the area. The proposed development would not be visually prominent and would be in keeping with the local vernacular style of architecture.

The Landscape and Visual Appraisal has demonstrated that in terms of size and scale the proposed development would have no significant impact on the character of the area.

Lighting

Policy SD8 of the South Downs Local Plan is concerned with the effect of light pollution on the South Downs National Park from proposed development. The site is located within the Intrinsic Rural Darkness and Buffer zone and the primary objective is to minimise light pollution and obtrusive light. The proposals do not include an external lighting scheme, therefore the proposals should have no impact on the dark night skies area.

Appearance

The proposal consists of the erection of a Pond House with dimensions of 5m x 3m x 3.8m. The external materials of the Pond House would be a timber frame structure on top of a brick plinth with horizontal timber clapboard as external cladding. The roof would be constructed of plain clay tiles. The doors accessing the Pond House would be constructed of vertical timber boarding. The Pond House has been designed to take the form of a subservient garden store and has been located closer to the boundary with established vegetation surrounding it to minimise its visual impact.

The proposed swimming pond would be 12m x 5m and would take the form of a natural pool whilst having a standard pool base to work from.

Impact on Neighbouring Amenity

The barn is located in a rural location. There are no neighbouring properties that would be affected by the proposed development.