



**PARK HOUSE HOTEL,
BEPTON ROAD,
BEPTON,
NEAR MIDHURST,
WEST SUSSEX GU29 0JB**

**DESIGN AND ACCESS STATEMENT
TO ACCOMPANY PLANNING APPLICATION FOR REPLACEMENT WINDOWS, CHANGE OF USE OF SECOND FLOOR PLANT ROOM TO
ADDITIONAL EN SUITE GUEST BEDROOM, REPLACEMENT PLANT ROOM, ALTERATIONS TO DORMER WINDOW AND HIPPED ROOF,
AND GROUND FLOOR EXTENSIONS TO THE KITCHEN AREA**

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INTRODUCTION

The proposals comprise a planning application for replacement windows, change of use of second floor plant room to additional en suite guest bedroom, replacement plant room, alterations to a dormer window and hipped roof, and ground floor extensions to the kitchen area at Park House Hotel, Bepton.



Front elevation



Side elevation



HISTORY OF THE BUILDING AND SITE

Park House Hotel is a long established and well-regarded, award winning, luxury country house hotel. The hotel has been within the ownership of the same family in excess of seventy five years, and the current owner is very proud of this history. The hotel has a total of twenty two ensuite bedrooms including some guest bedrooms in separate detached buildings. The main building has accommodation spread over three floors. There are high quality indoor and outdoor swimming pools, spa facilities and leisure facilities on site including golf, tennis, a bowling green and croquet. The hotel has an excellent reputation and they are passionate about providing accommodation and facilities to the very highest standard. The hotel also contains conference facilities.

The original building dates back to around 1905 and was built as a private residential dwelling. In the late 1940s the premises started to be used as bed and breakfast accommodation for visitors associated with the international polo scene and has subsequently been established as a high quality country house hotel.

Since first being used as a hotel the property has evolved and developed over many years in numerous different phases of work to cater for the changing expectations of guests. The hotel caters for a wide variety of different guests including families, visitors to Goodwood and Cowdray, and other people visiting the area. The property is very well located to encourage visitors to stay within the South Downs National Park and to enjoy the many attractions in the local area. The hotel offers food and drink throughout the day.



THE SITE AND ASSESSMENT OF PHYSICAL CONTEXT

Park House Hotel occupies a rural position on the northern edge of the village of Bepton, approximately two miles south west of Midhurst. The site is located within the Bepton Conservation Area and is on the eastern side of Bepton Road.

The existing complex of buildings form an established, prominent feature within the village landscape and the primary frontage is readily visible from the public road.

THE PROPOSALS INCLUDING DESIGN PRINCIPLES AND CONCEPTS

The site as a whole has evolved and developed in a number of different phases over a prolonged period of time. This has resulted in a complex of buildings of a broadly traditional appearance, but with some areas that would benefit from enhancement to improve both commercial viability and operational productivity.

An ongoing programme of upgrading and investment is required if Park House Hotel is to sustain its enviable reputation and if it is to maintain high standards. The proposals comprise various work to Park House Hotel including minor extensions. The proposals form a key part of an extensive programme of internal upgrading and refurbishment, and these elements of the scheme do not require planning consent.

The overall scheme would be fully appropriate, and would result in discrete improvements and enhancements to the external appearance of the building.

The setting of the building in the village context would not be affected, and the external materials to be used would be fully appropriate and complementary.



AMOUNT OF DEVELOPMENT

The proposal would very slightly increase the floor area of the building, with the kitchen extensions increasing the gross internal floor area by 2.4m² and 9.7m². As a percentage increase of the existing overall floor area, the proposals represent an extremely modest increase.

RELEVANT PLANNING HISTORY

There is an extensive history of planning applications on the site, and the most relevant applications relating to buildings on the site which have previously been approved are:

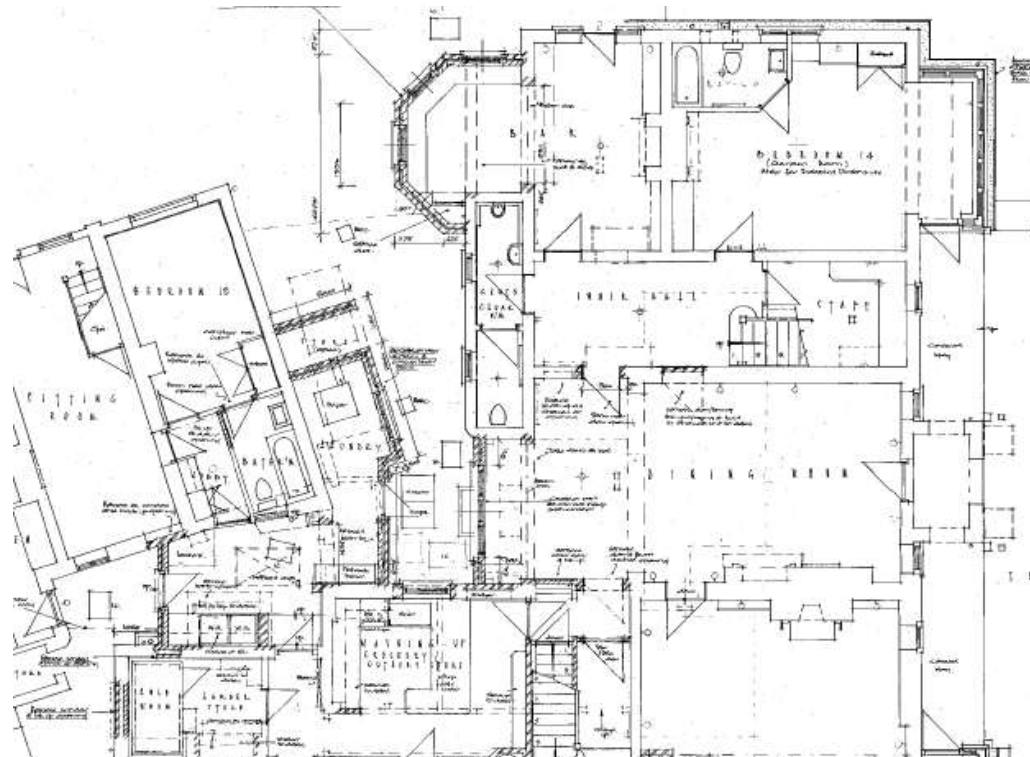
09/02912/FUL	Erection of 3/4 space lean-to Victorian greenhouse.
08/04572/FUL	Single storey bar extension.
07/05630/FUL	Construction of a single storey extension to the existing function room.
07/05616/FUL	Construction of indoor swimming pool with health and fitness facility to include use by a limited number of non-residents. Demolition of Southdown Cottage (5no. guest rooms) and erection of replacement building comprising 6no. guest bedrooms.
05/04187/FUL	Store to conference room area.
04/04494/FUL	Rear extension to first floor level of conference area to provide board room and internal alterations.
00/01303/FUL	Alterations and extensions to hotel, including rebuilding and enlargement of entrance lobby, together with reconstruction of main roof to accommodate two additional bedrooms in new void.
96/00196/FUL	Erection of a one bedroomed annex to hotel.
93/02087/COU	Alterations and extension to former barn-like outbuilding for use as a Hotel Conference Area.
93/00353/FUL	Conversion of outbuilding into 2 family units and the construction of an attached store.

This planning history, which dates back to 1993, helps to demonstrate that there has been an ongoing programme of extensions, alterations and enhancements to the premises and facilities.

Application 00/01303/FUL (approved 14 August 2000) is of particular relevance to the current proposals as it included the realignment of the main roof and the formation of new bedrooms at second floor level with dormer windows (which have all been implemented), and also the construction of a single storey extension (which has not been constructed) in a broadly similar position to the kitchen extension that is now being proposed.



*Extract from drawing showing existing elevations in 2000 (not to scale) –
of particular note is the variation in the ridge height and the different style of dormer window*



Extract from proposed ground floor plan (not to scale) from planning application submitted in 2000 which includes single storey extensions to the kitchen area, which have not been implemented.



SCALE

The broad principles of the proposals are outlined within the items headed 'the proposals including design principles and concepts' above.

The overall changes to the bulk and scale of the building would be fully appropriate, and would discretely improve and enhance the appearance of the building.

LAYOUT

The general existing layout of the site will be retained. The external area to be occupied by the proposed relocated plant room is current underutilised, and would not result in any decrease in parking spaces. The proposed extensions to the kitchen area are in a service area to the rear of the hotel which is only used for access by hotel staff.

NOISE IMPACT ASSESSMENT

The proposals would not noticeably increase noise generation. The plant and equipment within the proposed relocated plant room would be of a quiet nature, and would not cause any nuisance to any neighbouring properties. The plant room is currently located at second floor level, and there have not been any complaints from guests within that part of the hotel regarding any noise nuisance. The proposals include creating an additional guest bedroom and an enlarged kitchen, but any additional noise generated by these proposals would be entirely negligible.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following planning policies are pertinent to the proposals:

South Downs National Park Purposes

The two statutory purposes of the South Downs National Park are:

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

In addition, The National Park Authority also has a duty when carrying out the purposes:

- *To seek to foster the economic and social well-being of the local communities within the National Park.*

The proposals enhance and improve an established visual feature of the village scene which forms part of the cultural heritage.

The proposals would have a neutral impact on the natural beauty and wildlife of the area.

South Downs National Park Local Plan

The South Downs National Park Local Plan was adopted on 2 July 2019. The document and the policies contained therein are now a material consideration when determining planning applications within the National Park.

The following policies are considered relevant to this application, together with demonstration of how the proposals comply with each policy:

Policy	Demonstration of Compliance
<p>SD1 – Sustainable Development in the South Downs National Park</p> <p>1. <i>When considering development proposals that accord with relevant policies in this Local Plan and with 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.</i></p> <p>2. <i>The National Park purposes are</i></p> <p><i>i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and</i></p> <p><i>ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social wellbeing of the local communities within the National Park.</i></p> <p>3. <i>When determining any planning application, the Authority will consider the cumulative impacts of development.</i></p> <p>4. <i>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:</i></p> <p><i>a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and</i></p> <p><i>b) There is substantial compliance with other relevant policies in the development plan.</i></p>	<p>The proposals would have a neutral impact on the natural beauty and wildlife of the area. The proposals will improve and enhance existing facilities which in turn will encourage visitors to the hotel and the surrounding area which will promote the understanding and enjoyment of the special qualities of the National Park by the public.</p> <p>There would not be any negative impact on the landscape, natural beauty, wildlife and cultural heritage of the National Park.</p>

SD2: Ecosystem Services

1. Development proposals will be permitted where they have 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, and by delivering all opportunities to:

- a) Sustainably manage land and water environments;*
- b) Protect and provide more, better and joined up natural habitats;*
- c) Conserve water resources and improve water quality;*
- d) Manage and mitigate the risk of flooding;*
- e) Improve the National Park's resilience to, and mitigation of, climate change;*
- f) Increase the ability to store carbon through new planting or other means;*
- g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;*
- h) Support the sustainable production and use of food, forestry and raw materials;*
- i) Reduce levels of pollution;*
- j) Improve opportunities for peoples' health and wellbeing; and*
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.*

2. Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.

Ecosystem Services have been addressed within the separate statement.

SD4: Landscape Character

Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:

- a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;*
 - b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;*
 - c) They will safeguard the experiential and amenity qualities of the landscape; and*
 - d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.*
- 2. Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.*
- 3. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.*
- 4. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.*
- 5. The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.*

The proposals would improve and enhance the appearance of the existing building, which in turn would result in an enhancement of the landscape character of the immediate area. However, much of the area of the property affected by the proposals is not readily visible from public vantage points. No new planting has been included and new existing planting will need to be removed. Further information has been included within the separate Landscape and Visual Impact Assessment.

SD5 – Design

1. Development proposals will only be permitted 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. The following design principles should be adopted as appropriate:

- a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;*
- b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;*
- c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;*
- d) Create high-quality, clearly defined public and private spaces within the public realm;*
- e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;*
- f) 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;*
- g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;*
- h) Provide high quality outdoor 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;*

The existing property has been developed over a period of time in a piecemeal manner. The opportunity has now been taken to sensitively remodel various parts of the property without causing harm to any areas of historic or architectural significance. To summarise, the proposals would improve and enhance an existing hotel in an appropriate manner which would not have any adverse impact.

No new planting is proposed as part of the scheme.

Existing areas for waste storage would not be affected by the proposals.

The property currently benefits from extensive grounds which are enjoyed by guests and visitors.

The overall proposals represent a significant

<p><i>j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and</i></p> <p><i>k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.</i></p>	<p>financial investment by the owner of the hotel to help ensure the hotel has a long term, sustainable future. The proposed additional en suite bedroom would be of an appropriate size.</p> <p>Existing access arrangements would be maintained with the exception of the proposed plant room being considerably more accessible than the existing. The extended kitchen facilities would provide additional working space and would result in improved working practices.</p> <p>The site is located an appropriate distance from other properties and the proposals would not have any adverse impact on them.</p>
<p>SD6 – Safeguarding Views</p> <p><i>1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.</i></p> <p><i>2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation & Analysis Study:</i></p> <p><i>a) Landmark views to and from viewpoints and tourism and recreational destinations;</i></p> <p><i>b) Views from publically accessible areas which are within, to and from settlements which</i></p>	<p>The proposals would improve and enhance the appearance of the existing building. However, it should be noted that the majority of the affected areas of the building are not readily visible from public vantage points. The new plant room, which is located on the site frontage, would be of a fully appropriate bulk, scale and appearance and would</p>

<p><i>contribute to the viewers' enjoyment of the National Park;</i></p> <p><i>c) Views from public rights of way, open access land and other publically accessible areas; and</i></p> <p><i>d) Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation & Analysis Study, heritage assets (either in view or the view from) and biodiversity features.</i></p> <p><i>3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.</i></p>	<p>suitably fit within the wider streetscape. This building would have a significantly smaller bulk and scale than other buildings on the site.</p>
<p>SD7 – Relative Tranquillity</p> <p><i>1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts:</i></p> <p><i>a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals;</i></p> <p><i>b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and</i></p> <p><i>c) Experience of users of the PRow network and other publicly accessible locations.</i></p> <p><i>2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.</i></p> <p><i>3. Development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist.</i></p>	<p>The property is currently used as a hotel, with conference and leisure facilities, and this use would continue. There would not be any impact on relative tranquillity as the use of the site would not change and would not be noticeably intensified.</p> <p>There are no public footpaths, rights of way or bridleways which run close to the site except for the public road which runs along the frontage of the site.</p>

SD8 - Dark Night Skies

1. *Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.*

2. *Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:*

a) *The installation of lighting is avoided; and*

b) *If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:*

i. *Any adverse impacts are avoided; or*

ii. *If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.'*

3. *Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below.*

The proposals do not include any new rooflights or areas of glazed roofs.

SD9 – Biodiversity and Geodiversity

1. *Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals:*

a) *Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by*

Matters relating to biodiversity are addressed within the separate report.

migratory species) and ensure appropriate and long-term management of those features;

b) Identify and incorporate opportunities for net gains in biodiversity;

c) Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;

d) Protect and support recovery of rare, notable and priority species;

e) Seek to eradicate or control any invasive non-native species present on site;

f) Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of GI and Biodiversity Action Plan targets and enhance Biodiversity Opportunity Areas (BOA); and

g) Comply with the mitigation hierarchy as set out in national policy.

2. The following hierarchy of site designation will apply in the consideration of development proposals:

a) Internationally Protected Sites, as shown on the Policies Map (SPAs, SACs and Ramsar Sites, or candidate and formally proposed versions of these designations):

i. Development proposals with the potential to impact on one or more international sites(s) will be subject to a HRA to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment

ii. Development proposals that will result in any adverse effect on the integrity of any international site will be refused unless it can be demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured

b) Nationally Protected Sites SSSI, NNRs, MCZ as shown on the Policies Map:

i. Development proposals considered likely to have a significant effect on nationally protected sites will be required to assess the impact by means of an EIA

ii. Development proposals should avoid impacts on these nationally protected sites. Development proposals where any adverse effect on the site's notified special interest features is likely and which cannot be either avoided or adequately mitigated will be refused, unless the benefits of the development, at this site clearly outweigh the likely impact to the notified features of the site and any broader impacts on the network of nationally protected sites.

Strategic Policy SD15: Conservation Areas

1. Development proposals within a conservation area, or within its setting, will only be permitted where they preserve or enhance the special architectural or historic interest, character or appearance of the conservation area. Sufficient information to support an informed assessment should be provided on the following matters:

- a) The relevant conservation area appraisal and management plan;*
- b) Overall settlement layout and relationship to established landscape setting;*
- c) Historic pattern of thoroughfares, roads, paths and open spaces, where these provide evidence of the historic evolution of the settlement, and the historic street scene;*
- d) Distinctive character zones within the settlement;*
- e) Mix of building types and uses, if significant to the historic evolution of the settlement;*
- f) Use of locally distinctive building materials, styles or techniques;*
- g) Historic elevation features including fenestration, or shop fronts, where applicable;*
- h) Significant trees, landscape features, boundary treatments, open space, and focal points; and*
- i) Existing views and vistas through the settlement, views of the skyline and views into and out of*

The site is located within the Bepton Conservation Area. The character and appearance of the Conservation Area would not be adversely affected by the proposals. The most noticeable addition to the site would be the construction of the replacement plant room close to the site frontage. Details relating to this have been included within the separate Heritage Statement.

<p><i>the conservation area.</i></p> <p><i>2. Within a conservation area, development proposals which involve the total or substantial demolition of buildings or structures will only be permitted where it is sufficiently demonstrated that:</i></p> <p><i>a) The current buildings or structures make no positive contribution to the special architectural or historic interest, character or appearance of the conservation area; and</i></p> <p><i>b) The replacement would make an equal or greater contribution to the character and appearance of the conservation area.</i></p>	
<p>Strategic Policy SD19: Transport and Accessibility</p> <p><i>1. Development proposals will be permitted provided that they are located and designed to minimise the need to travel and promote the use of sustainable modes of transport.</i></p> <p><i>2. Development proposals that are likely to generate a significant number of journeys must be located near existing town and village centres, public transport routes, main roads and, where relevant, the cycle network. Such developments will be required to provide a transport assessment or transport statement.</i></p> <p><i>3. Development proposals must demonstrate the continued safe and efficient operation of the strategic and local road networks.</i></p> <p><i>4. The following improvements to transport infrastructure will be supported:</i></p> <p><i>a) Public transport waiting facilities, particularly those with reliable and accessible information;</i></p> <p><i>b) Infrastructure supporting the transfer of freight from road to rail and water;</i></p> <p><i>c) Improvements to walking, cycling and bus connectivity at all transport interchanges; and</i></p> <p><i>d) Improvements to the quality and provision of cycle parking at railway stations and key bus</i></p>	<p>The property is used as a hotel with conference and leisure facilities, and this use will not change.</p> <p>The only element of the proposals that could potentially generate additional traffic movements would be the additional en suite bedroom. This new bedroom would be linked with an existing adjacent bedroom via an interconnecting door to form a suite suitable for family accommodation. It is likely that any family would arrive in a single vehicle, which would mean that any increase in traffic movements would be minimal.</p>

stops.

5. In town and village centres, development will be permitted which appropriately provides for improved footways and cycle routes, cycle parking, and measures to restrict the impact of heavy goods vehicles and other traffic on historic streets.

Development Management Policy SD22: Parking Provision

1. Development proposals for new, extended or re-located public parking will be permitted provided that they are located in or adjacent to the settlements listed in Policy SD25: Development Strategy, or have a strong functional link to an established cultural heritage, wildlife or landscape visitor attraction, provided that:

- a) There is evidence that overriding traffic management or recreation management benefits can be achieved;
- b) It is a component of a strategic traffic management scheme which gives precedence to sustainable transport; and
- c) The site is close to and easily accessible from main roads by appropriate routes, and well connected to the PRow network.

2. Development proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of that development in accordance with the relevant adopted parking standards for the locality. Wherever feasible, electric vehicle charging facilities must also be provided.

3. All new private and public parking provision will:

- a) Be of a location, scale and design that reflects its context; and
- b) Incorporate appropriate sustainable drainage systems.

The hotel currently benefits from extensive parking, including a number of electric vehicle charging points. As stated above, any increase in vehicular movements resulting from the proposals would be minimal which would mean that there is not a requirement to provide any additional on-site car parking.

<p>4. All new public parking provision will comply with the following:</p> <p>a) Wherever feasible, electric vehicle charging facilities must be provided. Where located with potential for onward travel by mobility scooter, this should include charging facilities for such scooters; and</p> <p>b) Where located with good accessibility to the bridleway network, include provision for horse box parking</p>	
<p>Strategic Policy 23: Sustainable Tourism</p> <p>1. Development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:</p> <p>a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;</p> <p>b) The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;</p> <p>c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;</p> <p>d) Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;</p> <p>e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;</p> <p>f) Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value; and</p> <p>g) Where proposals are located outside settlement policy boundaries as defined on the Policies</p>	<p>The proposals would improve and enhance existing well-established tourist accommodation and facilities. Unfortunately, the site is not served by public transport. The site operates as a luxury country house hotel and it is unlikely that guests would arrive by bicycle, on foot or by horse. All buildings within the site are currently fully utilised and various alternative options have been explored for the most appropriate location for the relocated plant room. The proposed design solution results in new extensions and additions that would be subservient in scale and appearance to existing buildings and structures.</p>

Map, they:

i. Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and

ii. Are closely associated with other attractions/established tourism uses, including the public rights of way network; or

iii. Are part of farm diversification schemes or endorsed Whole Estate Plans.

2. Development proposals that would result in the loss of visitor accommodation, visitor attractions and recreation facilities will not be permitted unless :

a) Evidence is provided that the current use is financially unviable and a robust marketing campaign of at least 12 months has been carried out that clearly demonstrates there is no market demand for the existing use or an equivalent tourism use; or

b) The current use or related development harms the special qualities.

3. The Authority will support a year-round visitor economy, while ensuring the facility remains for visitor use only.

4. Development proposals, on their own or cumulatively with other development uses, must not prejudice or disadvantage people's enjoyment of other existing and appropriate tourism and recreation activities. Development proposals that generate significant additional pressure upon the surrounding rights of way network will be required to mitigate these impacts.

Details of the marketing requirements are set out in Appendix 3.

This part of the planning policy is not relevant to the proposals.

The existing hotel and facilities are open throughout the year, and this will continue.

The proposals are relatively small in scope and scale and would not have any adverse effect on other existing tourism and recreation activities.

Strategic Policy SD34: Sustaining the Local Economy

1. Development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that they meet one or more of the following:

- a) Promote and protect businesses linked to the National Park's key sectors of farming, forestry and tourism;*
- b) Promote and protect green businesses linked to ecosystem services;*
- c) Support rural supply chains across the National Park and its environs and encourage closer ties between rural businesses;*
- d) Provide for and support small and micro businesses through the provision of small, flexible, start-up and move-on business units including incubator uses;*
- e) Provide flexibility for established businesses to secure future resilience and protect local jobs;*
- f) Intensify the commercial use of an employment site and make a more efficient use of brownfield land; and*
- g) Promote smart economic growth and advances in information and communications technologies, particularly superfast broadband.*

The proposals would encourage tourism to the area by providing improved and additional tourist accommodation. The hotel has many local suppliers for different goods and services and is also an important local employer.

Bepton Conservation Area Character Appraisal & Management Plan (August 2018)

The site is located to the northern extremity of the Bepton Conservation Area. The Bepton Conservation Area does not currently have a Character Appraisal and Management Plan, but the proposals would have relatively little visual impact on the appearance of the Conservation Area, and would not have any impact on any Listed Buildings located within this area.

National Planning Policy Framework (2019)

The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The NPPF makes it clear that saved local plan policies should only be afforded weight relative to their degree of conformity with the NPPF.

Chapter 2 deals with achieving sustainable development.

Chapter 11 deals with making effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Chapter 12 deals with achieving well-designed places and focusses on good design.

Chapter 15 addresses conserving and enhancing the natural environment, and **Paragraph 172** states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

Chapter 16 addresses conserving and enhancing the historic environment and encourages putting heritage assets to a viable use consistent with their conservation whilst ensuring that any harm is minimised.

The design solution is set out in a statement below. To summarise this, we have adopted a suitable and sensitive approach.



DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposals, and the setting and appearance of the building will be enhanced and improved by the proposals. Details of the proposed design solutions are as follows:

Landscaping and Planting

Existing trees will be retained, and no new planting is proposed.

Appearance

The proposed external appearance would be entirely appropriate, and will be subtly improved and enhanced as a result of the proposals.

ACCESS

Vehicular and pedestrian access arrangements for visitors to the hotel will generally not be altered. The plant room would be relocated from the second floor to within a new detached building, which would result in easier access and greater ease for servicing and maintaining plant and equipment.



SUMMARY

An entirely sympathetic and appropriate design approach has been taken with the application for alterations, extensions and remodelling of Park House Hotel. The proposals would comply with relevant planning policies, and would not cause harm to the host building nor the wider setting. The proposals will improve and enhance the facilities and will help to ensure that the hotel has a sustainable long term future.

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