

# **Planning, Design & Access Statement (incorporating Heritage Impact Assessment)**

**Proposed refurbishment and alterations of existing dwelling  
to include a single storey extension, bay window,  
new and altered windows, and associated internal works**

**Weppons House, Chanctonbury Ring Road, Wiston**

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## 1. INTRODUCTION

- 1.1. This Statement is in support of a full householder, and associated Listed Building Consent application for works to refurbish, alter and extend an existing dwelling known as Weppons House, Chanctonbury Ring Road, Wiston.
- 1.2. The application site is located to the west of Chanctonbury Ring Road, some 2.5km east of the village of Washington. The property comprises an existing dwelling which is a large detached Grade II listed building. Immediately to the north are a number of associated outbuildings, barns and former stables.
- 1.3. Planning permission (and associated Listed Building Consent) was granted in January 2020 for subdivision of the property to create three independent residential dwellings, together with associated internal and external alterations. This consent remains extant, but unimplemented.
- 1.4. More recently, a long term occupier of the property has been secured, and this application seeks works to facilitate their occupation of the property, in its continued use as a single dwelling.
- 1.5. In order to address the practical limitations of the property, which led to the application to create three residential dwellings, this proposal envisages a single storey extension on the south side of the building, together with associated alterations, to create a layout suitable for family occupation. The works also include a number of external, fenestration alterations, including the insertion of a bay window feature in the north elevation of the building.
- 1.6. The design has followed a conservation-led approach, informed by an assessment and understanding of the heritage significance of the building. It seeks to ensure the proposals preserve and enhance the heritage assets.
- 1.7. The application is supported by drawings and documents, as detailed in the schedule at Appendix 1.
- 1.8. This Statement details the site and its surroundings (Section 2), provides a summary of the architectural and heritage significance of the property (Section 3), describes the landscape character of the area (Section 4), summarises relevant planning background (Section 5), describes the proposed development (Section 6), sets out an overview of relevant heritage and planning guidance, including within the Development Plan (Sections 7-12), and an assessment of the scheme having regard to the requirements of the Development Plan and other material considerations, including heritage guidance (Sections 13-18). A summary is provided at Section 19.

## 2. SITE AND SURROUNDINGS

- 2.1. The application site is located to the west of Chanctonbury Ring Road. It is accessed via a single track private driveway, the entrance to which is some 350m to the south of the A283. Weppons House, and its annexe, is the only residential property served by the access track, which is some 300m in length.

- 2.2. The application dwelling has an irregular footprint, which has evolved in three distinct phases.
- 2.3. Historic mapping indicates that the original dwelling was an L-shaped structure. This comprises a flint faced element that forms the majority of the east elevation of the property. To the west of the northern wing of the original dwelling is a two-storey structure that is laid out as an annexe (known as Weppons Cottage). To the south of the east wing of the original dwelling is a two-storey structure which has been constructed in an 'art and crafts' style.
- 2.4. The dwelling is set under a plain clay tiled roof, with the exception of a small lean-to roof that is finished in slate.
- 2.5. The accommodation is set over two principle floors, and in total extends to some 638m<sup>2</sup>.
- 2.6. To the north of the dwelling are a group of buildings. These are predominantly former agricultural buildings, and are constructed in a mix of brick and timber under clay tiled roofs. They are single storey structures of varying scale and character.
- 2.7. Immediately to the west of the dwelling is a two-storey brick outbuilding.
- 2.8. The domestic curtilage of the property wraps around the dwelling on all sides. The boundaries are predominantly delineated by post and wire fencing.
- 2.9. The property is bordered on all sides by fields (typically pasture land) and woodland.
- 2.10. The closest neighbouring properties are Starvells Cottage and Fastings, which comprise a pair of semi-detached cottages located some 200m to the northeast, and Estate Office House, located a similar distance to the north. All of these properties are accessed off Chanctonbury Ring Road.

### **3. ARCHITECTURAL AND HERITAGE SIGNIFICANCE OF THE SITE**

- 3.1. The application site comprises a Grade II listed building, added to the National List in March 1955. The listing description states:

*“On the map, called Weppons Farm. 18th century. Two-storeys. Three windows. Faced with flints with red brick dressings and quoins. Eaves cornice. Tiled roof. Casement windows with small square panes. Doorway with flat hood on brackets. One window bay added in brown brick at south end. Modern additions behind.”*

- 3.2. The tithe map of 1839 provides the earliest available illustration of buildings at Weppons. It notes that the property was at that time known as 'Wepham.' It shows it was a small privately owned farm with a modest amount of surrounding land. The farmhouse was 18th century, with a granary and large aisled barn with added stables and storage.
- 3.3. The farm was sold to the Wiston Estate in 1844 or 1845 and a number of alterations occurred to the property over the following circa 30 years, with farm buildings added, and the access relocated to the north. Subsequent mapping indicates little change took place to the buildings until after 1909,

when the farmhouse was extended. It appears that this is likely to have occurred shortly after 1909 given the character and appearance of these additions. Subsequently, an extension was added to the southwest of the building some time between 1927 and 1929 in an 'arts and crafts' style, by the well-known local builder, Frank Duke.

- 3.4. The dwellinghouse as it exists today was substantively constructed in three distinct phases. The first phase comprises the original farmhouse and a detached building to the west (granary) constructed in the 18th century. The house at this stage was of L-shaped plan form, and the butt-purlin roof construction indicates it was built as a single phase.
- 3.5. The Phase 1 house is built of flint walling with brick red quoins, reveals and dressings with brick string courses. The style of the house is typical of the 'polite formal' architecture of the Georgian period. The main front (east) elevation has a symmetrical appearance with a central door with hooded porch, and casement windows with lead light glazing bars.
- 3.6. The plan form of this phase remains clearly discernible with a central staircase and square plan formal front rooms on both floors with living and dining on ground floor and bedrooms above. The rear (west) part of the house comprises service areas with kitchen, storage and other areas, together with a secondary service staircase. The roof projects as a catslide to the rear (west) with a slate roof. This has been in part altered as part of the Phase 2 works.
- 3.7. The Phase 2 works do not appear on the historic mapping of 1909. It is considered the works were likely to have taken place shortly thereafter circa 1910. The works comprised two physically discrete areas of works.
- 3.8. At the southern end of the original farmhouse, a two-storey addition was constructed in facing brick with some tile hanging at first floor. The windows are timber casement, with cottage timber glazing bars.
- 3.9. The second element in this phase comprised a two-storey extension at the northwestern end (rear) of the original Phase 1 building. This comprises a two-storey addition (laid out as an annexe) constructed in facing brick and Sussex bond under a clay tile roof. The windows within this area of the building are timber casements with timber Georgian style glazing bars that are heavier than in the Phase 1 parts of the building.
- 3.10. The Phase 3 works comprise the addition constructed in circa 1927 by the well-known local builder, Frank Duke. The works comprise a substantial two-storey extension to the southwest of the dwelling, principally connected to the southern extension of the Phase 2 works. The addition comprises a 'link' addition which connects to the main Phase 3 works. This comprises a large two-storey addition constructed of facing brick with elements of clay tile hanging (including two projecting bays) under a clay tile roof that is barn-hipped to the west, and fully hipped to the east. The windows are timber casements with lead light glazing bars.

- 3.11. Internally, the Phase 3 addition has a substantial entrance hall, staircase and exposed timbers reflecting the 'opulence' of the arts and crafts style. The main ground floor room, faces south with a heavily beamed ceiling and a substantial fireplace at the west side of the room.
- 3.12. To the west of the house, close to the Phase 3 works is a detached brick building of 18th century construction comprising a 'granary.' The building has mathematical tiling to the upper floor.
- 3.13. Immediately to the north of the dwelling is a former farm building group. This includes a five bay aisled barn of 18th century construction with an attached four bay stable building of early 19th century construction, and attached five bay stable/store building of 19th century construction, together with a late 19th century detached storage building that appears to have been extended in the early 20th century, together with an early 19th century store.
- 3.14. The farmstead is in a typically rural setting, surrounded by pasture and woodland.
- 3.15. The significance of the building group lies in its architectural and historic interest as a farmstead evolving from the 18th century to the first part of the 20th century. It includes the original dwelling, and outbuildings which include both evidential, historic and aesthetic value. The evolution of the site, and in particular the dwelling is of interest. The later additions are of lesser significance than the original core of the house. This is in particular the case of the Phase 2 additions. The Phase 3 addition is of some interest comprising aesthetic and evidential interest, underpinned by the works having been undertaken by a well-known local builder, to a high standard.
- 3.16. The relationship of the house to the former farm buildings to the north and west add to the collective interest of the site, enhanced by its setting within a rural context appropriate to the original functional purpose of the farmstead.

## **4. LANDSCAPE CHARACTER**

- 4.1. The site falls within the defined South Downs National Park. The boundary in this area is defined to the north, by the east-west A283 (The Pike/Steyning Road). This is approximately 500m to the north of the application site.
- 4.2. The landscape of the National Park comprises principally a chalk ridge, stretching from Beachy Head in the east, to Winchester in the west, with a more dramatic northern escarpment and gentler dip slope towards the coast. Within this there is significant diversity, which includes the greensand shelf at the foot of the downland scarps and the clay hinterland of the Low Weald, which collectively create a varying, complex landscape character.
- 4.3. An integrated Landscape Character Assessment of the National Park was published in 2005 and updated in 2011. This has now been revised and updated and comprises the 'South Downs Landscape Character Assessment' 2020 (LCA). The final version of this was published in October 2020. This notes that the landscape has been divided into 19 Landscape Character Types, each with a distinct and relatively homogeneous character with similar physical and cultural attributes, including geology, landform, land cover and historic evolution. The landscape types are further subdivided into Landscape Character Areas. These are discrete

geographic areas that possess the common characteristics for the landscape type, but each Landscape Character Area has a distinct recognisable local identity. The application site falls within Landscape Character Type J - Scarp Footslopes. This comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs, east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north.

4.4. The key characteristics of this landscape type are noted as:

- Complex geology comprising bands of lower chalk, mudstones and sandstones, giving rise to a locally undulating landform;
- Forms a transition between the steep chalk scarp to the south and the Low Weald to the north;
- Large, straight-sided arable fields close to the scarp foot which have encroached up on to the scarp in places;
- Mosaic of farmland and woodland, comprising irregular fields of arable and pasture bounded by an intact network of thick hedgerows, with hedgerow oaks, and woodland;
- Streams, arising from springs at the foot of the chalk flow northwards in narrow, hidden stream valleys, some enshrouded in woodland;
- Villages, located on the springline, are often associated with springs, mill ponds and mills. The steep chalk scarp forms a dramatic backdrop to the settlement;
- Varied building materials - consisting of a mixture of flint, brick, sandstone, clunch, rendering and half timber;
- Underhill lanes, often surviving as rural lanes or rough tracks, indicate the course of ancient coaching lanes at the scarp foot;
- Historic, picturesque parkland landscapes are important landscape features;
- Impressive panoramic views on to the footslopes from the adjacent scarp and Downs reveal a balanced woodland and farmland mosaic.

4.5. Within the Scarp Footslopes Landscape Type, the site is within Character Area J3: Arun to Adur Scarp Footslopes. This is defined as the lowland strip at the foot of the northern scarp of the Arun to Adur Downs Scarp between Amberley and Steyning. The southern boundary of this Character Area is defined by the steep scarp of the Arun to Adur Downs Scarp, and has been drawn along the southern edge of the arable fields that form part of the scarp footslopes. To the north, the Character Area forms a gradual transition to the landscape of the Low Weald.

- 4.6. The LCA identifies a number of characteristics which are unique to this area. It notes that on the lower chalk outcrops at the base of the steep scarp, where it has been eroded into a smooth concave form, 19th century and modern arable fields have replaced the former medieval open field systems. Whilst moving to the north is a clay vale with irregular enclosed fields representing a largely intact late-medieval and post-medieval (16th century) landscape with many fields originating as woodland assarts, with a more 'Wealden' character. North of the clay vale is a band of lower greensand, which gives rise to locally sandy areas, which support acid grassland, bracken, gorse, woody scrub and oak birch woodland.
- 4.7. It notes that typical of the scarp footslopes, springs mark the junction between the chalk and the clay where a string of farmsteads and nucleated villages have developed. These were once linked by an underhill lane at the scarp foot, but are now linked by the A283 located further to the north. It notes the steep chalk scarp forms a dramatic backdrop to these villages.
- 4.8. It notes that as in other scarp footslopes and landscapes, during the medieval period, some of the richer landowners created landscape parks on the otherwise unproductive Gault clay and lower greensand in this Character Area and these continue to have a strong influence on the character of the area today, adding visual and ecological diversity and 'time depth' to the landscape. It notes that in addition to parklands (such as Parham or Wiston), there are numerous smaller manor houses, farms and mills.
- 4.9. It notes the area has a relatively low density of Public Rights of Way (PRoWs) and that the underhill lane is now a bridleway along part of its length.

## 5. BACKGROUND

- 5.1. As part of the preparation of this application, the Planning History Register, held by Horsham District Council/South Downs National Park Authority has been inspected.
- 5.2. This has revealed a planning application was submitted in 2005, for change of use of an ancillary building at the site to freezer room for storage of meat for retail sale. This was approved on 17th January 1996 (LPA reference WX/10/95).
- 5.3. More recently, in 2019, a full (and associated Listed Building Consent) application was submitted for subdivision of the existing dwelling to create three, independent dwelling units. The application was approved in Decision Notices dated 22nd January 2020 (LPA reference SDNP/19/04764/FUL and SDNP/19/04765/LIS).
- 5.4. As detailed in that application, the proposal followed the building becoming vacant following a long period of tenancy. At that time, consideration had been given to retaining the building in a single dwelling use. However, no significant interest had been identified in the building given its complex, impractical layout. On this basis, an application was submitted to convert the dwelling (and its associated annexe) to create three dwelling units. These were to be created reflecting the historic evolution of the original dwelling. The scheme envisaged use of the original (Phase 1) part of the dwelling as a 3-bedroom unit; the use of the (Phase 2) annexe as a



further 3-bedroom dwelling unit; and conversion of later additions at the southern end of the building (Phases 2&3) to create a 4-bedroom unit.

- 5.5. The works sought to limit alteration to the fabric of the building. The scheme envisaged a number of internal and external alterations, including two new windows in the north elevation of the Phase 3 addition; insertion of new french doors in the south elevation and insertion of a new ground floor window in the east elevation of the Phase 3 addition; the insertion of new french doors in the north elevation of the Phase 2 annexe; and a replacement of an existing window in the north elevation of the original Phase 1 dwelling with french doors. The scheme sought more general refurbishment of the existing dwelling to bring it up to modern standards.
- 5.6. In consideration of the application, the Case Officer's Delegated Report concluded that:

*"Planning permission is sought for the subdivision of Weppons Farm into three market residential units. Although the proposal would not solely provide 'small' units, the proposal would not exceed floorspace increase thresholds set out under Policy SD30, and is considered substantially compliant with this policy. The proposal, furthermore, would be afforded support under paragraphs 192 and 79 of the NPPF, as the appropriate re-use of a heritage asset and subdivision in an isolated location.*

*It is considered that the proposed works would be undertaken without detriment to the significance and character of Weppons Farm as a Grade II listed building, or to wider landscape character and visual amenity. It is also considered that the proposed refurbishment, together with associated planting, would represent a modest net gain in Ecosystem Services terms. The proposal would be considered to have a neutral effect on highway safety/operation ... There are not considered to be any significant adverse impacts resulting from the proposal, and the proposal is considered compliant with the policies of the Development Plan and is recommended for approval accordingly ..."*

- 5.7. This planning and Listed Building Consent is unimplemented, but remains extant at this time.

## **6. PROPOSED DEVELOPMENT**

- 6.1. Following the grant of planning permission for subdivision of the building, in January 2020, the Wiston Estate have given ongoing consideration to the most appropriate use of the building to facilitate its refurbishment and preservation in perpetuity. As part of this, the landowners have engaged with the applicant.
- 6.2. It is envisaged that, subject to a number of alterations and additions to the building, the property could be refurbished and brought back into use as a single residential dwelling.
- 6.3. The design has evolved reflecting the two principle concepts of (i) conservation and enhancement of the significance of the heritage asset; and (ii) facilitating the ongoing use of the building as a single dwelling.
- 6.4. The property has evolved over three distinct chronological phases for use as a single dwelling (including an annex in part of the Phase 2 works).

- 6.5. The dwelling, as it currently exists, has a complex and disjointed layout. This reflects the three phases of its evolution, which has resulted in the absence of a central 'heart' of the dwelling.
- 6.6. The application proposals seek to conserve and enhance the significance of the building, both in its constituent elements and in its totality.
- 6.7. The over-arching aim of the scheme is to re-emphasise the original main entrance to the property, that is positioned centrally in the eastern elevation of the Phase 1 building. The design seeks to place the original property as the key access point, whilst retaining the original plan form and fabric of this part of the property substantively unaltered. Works are more generally focussed on the later phases of the property, to facilitate long-term use of the building as a single family dwelling. Critical to this, is the creation of a main kitchen/dining area that improves the connectivity of the ground floor of the property, and thus its usability as a single dwelling.
- 6.8. It is proposed this is achieved by the construction of a single storey addition attached to the southern end of the Phase 2 element of the property, and the southern and eastern parts of the Phase 3 element of the property. This addition would measure a maximum of some 13m wide (east-west) and 6.5m deep (north-south). In total it would extend to 67.9m<sup>2</sup>. It would be externally faced in brick with predominantly glazed elevations under a part-pitched, part flat-metalled roof.
- 6.9. The addition would create a new main living area with use of the existing room to the north as a kitchen. The extension would connect to the main living area of the Phase 3 part of the building both through opening up into the existing corridor area, and by adding a doorway into the adjacent ground floor room.
- 6.10. The scheme also envisages a number of both internal and external alterations to improve the layout and aspect of the property. These ground floor works are summarised as:
- Construction of extension with associated alterations to walls in the south elevation of the Phase 2 and Phase 3 buildings; and the creation of a doorway into the east elevation of the Phase 3 part of the building;
  - Insertion of two double opening doors into the west facing elevation of the Phase 3 building to either side of the existing chimney;
  - Insertion of window into the east facing elevation of Phase 2 element of the building to match existing window in this area;
  - Removal of internal walls, doors and toilet within Phase 2 element of building, south of Phase 1;
  - Rearrangement of bathroom within Phase 1 area of the building to close existing double opening doors and create new door in existing wall; with associated alterations to enable access to an existing ground floor toilet from the Phase 2 (annexe) part of the building;

- Insertion of opening in the north elevation of the Phase 2 (annexe) part of the building and construction of box bay, externally faced in brick and timber frame under a fully hipped plain clay roof;
- Internal refurbishment works to include new kitchen, utility room, and bathroom.

6.11. The scheme also envisages alterations at first floor level, and these can be summarised as:

- Insertion of two windows in the west facing elevation of the Phase 3 element of the building either side of the chimney;
- Lowering of an existing window in east elevation of Phase 3 element;
- Alterations to an existing store room in the Phase 3 element of the building to create ensuite bathroom;
- Insertion of pedestrian door into existing wall from corridor into main bedroom in Phase 3 element of the building;
- Insertion of doorway into existing wall of Phase 3 element of building to create new bathroom;
- Removal of existing bathroom area to create dressing room;
- Alteration of existing toilet and room in Phase 2 (southern) element of the building;
- Realignment of later wall in Phase 1 element of the building to amend bedroom layout;
- Closure of existing doorway opening and creation of a new doorway opening from existing bedroom to create new ensuite bathroom in Phase 1 element; and
- Removal of internal wall within Phase 2 (annexe) area of building to create enlarged bedroom with ensuite bathroom.

## 7. HERITAGE GUIDANCE

7.1. Weppons Farmhouse is a Grade II listed building.

7.2. A listed building includes (a) any object or structure fixed to the building; and (b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since 1st July 1948. The legal definition of the extent of curtilage is complex and the Courts have identified a number of factors to be taken into account when deciding whether a structure falls within the curtilage of a listed building.

7.3. Having regard to this guidance, it is considered that the main house, incorporating all of its three distinct phases are listed, together with the outbuilding to the west, and the group of former farm buildings to the north.

7.4. Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, requires that, in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.5. The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm.’

## 8. PLANNING POLICY

8.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

8.2. The Development Plan for this area comprises the South Downs Local Plan (2019).

8.3. Material considerations include national planning guidance, including the National Planning Policy Framework, the SDNPA endorsed Wiston Whole Estate Plan, and supplementary planning guidance produced by the South Downs National Park Authority.

## 9. NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

9.1. The National Planning Policy Framework sets out the Government’s planning policies for England. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. It notes that this *“can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”*

9.2. Paragraph 8 sets out that achieving sustainable development has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives. These are economic, social and environmental.

9.3. Paragraph 11 confirms that at the heart of the NPPF, is the presumption in favour of sustainable development. It notes that for decision-making, 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 permission unless:

(i) The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

9.4. Chapter 15 relates to conserving and enhancing the natural environment.

9.5. Paragraph 176 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. The conservation and enhancement of wildlife and cultural heritage are also important issues in these areas, and should be given great weight in National Parks ...'*

- 9.6. Chapter 16 relates to conserving and enhancing the historic environment.
- 9.7. Paragraph 189 states that heritage 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.
- 9.8. Paragraph 199 states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 9.9. Paragraph 202 states that *“Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

## 10. SOUTH DOWNS NATIONAL PARK

- 10.1. The site is located within the South Downs National Park. The purposes of a National Park are set out in Section 61 of the Environment Act 1995 as:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
  - To promote the opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- 10.2. The National Park Authority has a duty when carrying out these purposes, to seek to foster the economic and social wellbeing of the local communities within the National Park.
- 10.3. The ‘Sandford Principle’ sets out that where irreconcilable differences exist between conservation and public enjoyment, then conservation interest should take priority.

## 11. SOUTH DOWNS LOCAL PLAN

- 11.1. The South Downs National Park Authority adopted the South Downs Local Plan (SDLP) on 2nd July 2019.
- 11.2. There are a range of policies in the SDLP which are relevant to the consideration of this proposal. These are summarised below.
- 11.3. **Core Policy SD1: Sustainable Development** - Sets out the National Park Authority’s commitment to sustainable development, having regard to the implications of this in relation to the National Park’s purposes.

- 11.4. **Core Policy SD2: Ecosystem Services** - Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute to goods and services, having regard to a range of criteria.
- 11.5. **Strategic Policy SD4: Landscape Character** - Development will only be permitted where it conserves and enhances landscape character.
- 11.6. **Strategic Policy SD5: Design** - Development will only be permitted where a landscape-led approach has been taken which respects the landscape character of the area through sensitive and quality design.
- 11.7. **Strategic Policy SD7: Relative Tranquility** - Development will only be permitted where it conserves and enhances relative tranquility (visual and aural) and this should include consideration of the experience of users of PRowS and other publicly accessible locations.
- 11.8. **Strategic Policy SD8: Dark Night Skies** - Development will only be permitted where it conserves and enhances the intrinsic quality of dark night skies.
- 11.9. **Strategic Policy SD9: Biodiversity and Geodiversity** - Development will only be permitted where it conserves and enhances biodiversity.
- 11.10. **Strategic Policy SD11: Trees and Woodlands and Hedgerows** - Development will only be permitted where it conserves and enhances arboricultural interest.
- 11.11. **Strategic Policy SD12: Historic Environment** - Development will only be permitted where it conserves and enhances the historic environment, including through the safeguarding of heritage assets and their setting. Development proposals which affect heritage assets or their setting will be determined with regard to the significance of the asset, including the long term conservation and enhancement of that asset. Development proposals which appropriately re-use redundant or underused heritage assets with the optimal viable use, which secures their long term conservation and enhancement, including their setting, will be supported.
- 11.12. **Development Management Policy SD13: Listed Buildings** - Development proposals which affect a listed building or its setting will only be permitted 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 rooms, is avoided; or where the harm to the significance of the listed building or its setting is considered to be outweighed by public benefits. In such circumstances, appropriate mitigation measures will be expected, including archaeological investigation or recording. Development proposals will be refused where they cause substantial harm to a listed building or its setting.
- 11.13. **Strategic Policy SD25: Development Strategy** - Exceptionally, development will be permitted outside of settlement boundaries, where it complies with other relevant policies in the Local Plan, responds to the context of the relevant broad area or river corridor, and amongst other things, there is an essential need for a countryside location, or it is an appropriate reuse of a previously developed site, excepting residential gardens, and conserves and enhances the special qualities of the National Park.

- 11.14. **Development Management Policy SD31: Extensions to Existing Dwellings and Provision of Annexes and Outbuildings** - Development proposals for extensions to existing dwellings and the provision of annexes and outbuildings will only be permitted where they comply with a number of criteria.

This includes that the proposal does not increase the floorspace of the existing dwelling by more than approximately 30%, unless there are exceptional circumstances; the proposal respects the established character of the local area; and the proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.

- 11.15. The subtext to the policy states that the term ‘existing dwelling’ for the purposes of the policy refers to the residential unit that existed on 18th December 2002.

## **12. WISTON WHOLE ESTATE PLAN**

- 12.1. The Wiston Estate is a traditional family owned estate, which has been within the Goring family since 1743. At its heart is Wiston House, a Grade I listed mansion. The Estate has varied in size over time and at its peak in 1904, it extended to a little over 8,000 hectares. It has significantly reduced in size since then as a result of the challenges following the First World War, and the need to pay death duties (inheritance tax) on each intergenerational succession has led to a series of land sales and disposals. Today the Estate extends to a little over 2,500 hectares. This includes significant areas of land between Steyning and the A24, much of which is within the South Downs National Park. The Estate comprises farmland (70%), woodland (20%), parkland (4%), quarries (3%), ponds and wetlands (1%) together with residential, commercial and amenity areas. It includes some 106 households, 11 farms and 22 businesses. It directly employs some 26 people. There are some 35km of bridleways and 23km of footpaths, together with some 70 hectares of open access land (either statutory or by permission). There are four sites of nature conservation interests together with a Site of Special Scientific Interest. In all, the Estate includes 38 listed buildings.

- 12.2. In 2017, the Estate prepared the Wiston Estate Whole Estate Plan (WEWEP), facilitated by the SDNPA. The WEWEP was formally ‘endorsed’ by the SDNPA in July 2017. This means that the WEWEP is a material consideration under the terms of Policy 25 of the SDLP.

- 12.3. The WEWEP seeks to guide the management and development of the Estate up to 2030. The vision is to ‘restore the value of life in our land’. The aim is that by 2030 the Estate will be:

- A place for people: with housing facilities that meet the needs of all ages and backgrounds, where all can enjoy and develop relationships with each other, their neighbours, their community and on the land in which they live;
- A place for nature: where careful stewardship enables and enhances the networks of habitats set within valued landscape and heritage;
- A place for productively, craftsmanship and business; where people can come together to add value, create the products and services that people want, and generate the income required to support a good quality of life with themselves and their families;



- A place without waste: where everything matters and the potential of people, their land and our built environment is optimised; and
- A place for learning and exploration: where people benefit from time to think, to develop and exchange ideas and learn from each other, their shared experiences, history and ‘the built and natural’ world around them.

- 12.4. Integral to this is the delivery of a number of projects which individually contribute to the economic, social and environmental evolution and wellbeing of the Estate.
- 12.5. The WEWEP sets out the context of background to the evolution of the Estate, and its extent and condition up to the current time. It notes its strengths and improvements; its challenges; the management practices that need to be put in place to secure the beneficial ongoing ecosystem system services; and details of how projects and the approach to the management of the Estate will directly support the 11 outcomes that are sought within the National Park Partnership Management Plan.
- 12.6. Outcome 4 relates to the enhancement of cultural heritage assets to contribute positively to local distinctiveness and sense of place, which the Wiston Estate will support by the continued care and refurbishment of listed buildings. Outcome 9 relates to the sustainability of communities and businesses in the National Park, with appropriate provision of housing to meet local needs, which the Wiston Estate will support through the provision of new open market and affordable housing.
- 12.7. The Wiston Estate makes an important contribution to the special qualities of the SDNP, comprising a scattered settlement, historically focused on agricultural enterprises which have shaped the landscape in this part of the National Park. The Estate also includes a large area of open access land and significant lengths of PRowS, including the South Downs Way, to facilitate recreation in, and understanding of, the South Downs National Park.

## 13. CONSIDERATIONS

- 13.1. In the assessment of this proposal, it is considered that the main issues are:
- Principle of Development;
  - Effect on Heritage Assets;
  - Effect on Landscape;
  - Water Neutrality; and
  - ‘Ecosystem Services.’
- 13.2. Each of these are now considered in turn.



## 14. PRINCIPLE OF DEVELOPMENT

- 14.1. The application site is located beyond any defined settlement boundary, in a countryside location for the purposes of applying planning policy, and is within the defined South Downs National Park.
- 14.2. All tiers of planning policy support alterations to existing dwellings in order to provide housing that meets residents needs.
- 14.3. Policy SD31 of the SDLP states that works to existing dwellings will be permitted subject to compliance with a number of criteria, including limiting the overall scale of new floor area relative to the 'existing' dwelling. This is defined as that which existed on 18th December 2002.
- 14.4. The dwelling that exists onsite reflects the extent of floor area of the 'existing' dwelling. This amounts to some 638m<sup>2</sup>.
- 14.5. The application envisages a single storey extension on the south side of the building, together with a bay window feature which modestly increases the floor area on the north side of the building. In total, the works would result in some 73.4m<sup>2</sup> of additional floor area.
- 14.6. Having regard to the criteria set out in Policy SD31(1), the increase in floor space as a proportion of the existing dwelling (comprising that which existed on 18th December 2002), is 11.5%.
- 14.7. The addition is thus well within the limit of the floor space increase expressed in Policy SD31(1).
- 14.8. Furthermore, the proposal, being of single storey form, located immediately to the south and east of larger more dominant, two-storey elements of the building, would be in keeping with the character of the property, and the wider area.
- 14.9. The property is set well away from any other properties, and there would be no undue impact on residential amenity of other residential properties.
- 14.10. On this basis, the principle of the extension of the property is wholly in accordance with Policy SD31 of the SDLP.

## 15. EFFECT ON HERITAGE ASSETS

- 15.1. Weppons House is a Grade II listed building, that was constructed in three distinct phases, comprising 18th century (Phase 1); circa 1910 (Phase 2); and circa 1927 (Phase 3). The dwelling and the former farm buildings to the north create a high quality farmstead set within rural surroundings.
- 15.2. In 2019, the property became vacant, and the Wiston Estate sought to bring forward proposals to facilitate a refurbishment and re-use of the building that would ensure its preservation in the long term. The layout of the building meant that it was generally considered unsuitable for occupation as a single family dwelling. Indeed, the use of the property prior to that date had comprised a dwelling, with an annexe occupied by a separate family member.

- 15.3. On this basis, and to facilitate the refurbishment and renovation of the building, a planning application was submitted for subdivision of the property into three dwellings. This broadly reflecting the delineation of the phasing of the property.
- 15.4. Notwithstanding this, the Wiston Estate continued to investigate options for refurbishment and renovation of the property. This has resulted in the proposed occupation of the building by the applicant, and its continued use as a single residential dwelling.
- 15.5. However, in order to address the inherent limitations of the layout of the property, this application seeks modest works to facilitate use of the building as a single dwelling suitable for contemporary living. The application envisages internal reorganisation of the layout of the property, together with a proposed single storey extension. Collectively the works would provide improved integration of the layout of the building.
- 15.6. The application proposals thus envisage the refurbishment and renovation of the property and its continued use as a single dwelling.
- 15.7. The design proposals have been brought forward following a conservation-led approach. The scheme seeks to retain the Phase 1 elements of the building with little change or alteration. The proposed works are focussed on the Phase 2 and Phase 3 elements of the building.
- 15.8. The main extension would be attached to the side (south) wall of the Phase 2 addition and the rear (south) and side (east) elevations of the Phase 3 elements. Amendments to the walls are proposed to create new openings to facilitate access into the addition.
- 15.9. The proposed extension is of single storey form and of lightweight construction with principally glazed walls under a pitched, and part flat, roof. The addition is set in from both the front (east) and rear (south) elevations of the building. It is visually subservient, and does not compete with the dominant Phase 1 and 2 front (east) elevation, and Phase 3 works.
- 15.10. The addition would deliver an enhanced internal space that would facilitate its ongoing use as a single residential dwelling. It would enable retention of the compartmentalised Phase 1 element of the building with its more formal rooms to the east, and subsidiary areas to the west.
- 15.11. Elsewhere, the works envisage modest amendment or insertion of additional fenestration, positioned to be sympathetic to, and not compete with, the existing fenestration arrangement and character of the property.
- 15.12. The north facing elevation of the Phase 2 'annexe' is proposed to be modified at ground floor by the insertion of a projecting bay window, in lieu of a blank brick wall. This broadly reflects the approved proposals for subdivision of the building to create three dwellings. The proposed bay feature presents a high quality architecturally designed element to add visual interest to this part of the building. It does not visually compete with the more significant east elevation.

- 15.13. The scheme also proposes a number of internal alterations. These are principally related to later elements of the building. They seek to provide an improved internal layout to facilitate use of the property as a single dwelling.
- 15.14. The NPPF notes that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It notes that substantial harm requires exceptional justification, whilst less than substantial harm should be weighed against the public benefit of the proposal, including securing its optimum viable use.
- 15.15. In consideration of the previous application for subdivision of the property, it was noted that whilst the building has extensive floor area, it is poorly laid out which is impractical for use as a dwelling. It was noted that substantial investment is required to renovate and repair the property to facilitate its ongoing continued use as a dwelling.
- 15.16. The application proposals detailed under this scheme seek to address the compromised layout of the existing property, thereby securing its optimum viable use as a single dwelling in the long term.
- 15.17. This is a significant and material public benefit that weighs in favour of the application.
- 15.18. The works have been sensitively designed, and will not adversely affect the fabric, character or understanding of the property as a three-phased evolved dwelling within a wider farmstead. It is considered that the scheme will preserve the significance of the heritage asset.
- 15.19. Notwithstanding this, and in the eventuality that it is concluded that the works will result in some, modest, harm to the heritage asset, it is submitted that this would clearly be 'less than substantial' and therefore be subject to the test set out in paragraph 201 of the NPPF. This notes any such harm should be weighed against the public benefits of the proposal, including where appropriate securing its optimum viable use.
- 15.20. It is considered that the works to enable the ongoing use of the property as a single dwelling, to secure preservation of the heritage asset, represent the necessary public benefits to satisfy the requirements of this test. It is submitted that the proposals compare favourably to the previously consented works for subdivision, which remain a viable fallback position.
- 15.21. Having regard to the above, and the requirements of National Planning Policy Guidance and the Development Plan, it is considered that the scheme will have no undue impact on the heritage asset. It will facilitate the renovation, repair and optimum viable use of the building consistent with its conservation. It will enable the building to continue to make a positive contribution to the local area and to the cultural significance of the National Park. The scheme is thus in accordance with Chapter 16 of the NPPF, and Policy SD12 and SD13 of the SDLP.

## **16. EFFECT ON LANDSCAPE**

- 16.1. The site falls within the Arun to Adur Scarp Footslopes Character Area as defined in the updated National Park Authority's Landscape Character Assessment. This is a transition area between the

steep chalk scarp to the south and the Low Weald to the north. It comprises a mosaic of farmland and woodland, with irregular fields of arable and pasture bounded by an intact network of thick hedgerows, with hedgerows and woodland, overlying a locally undulating landform. The setting of the application site is typical of these landscape characteristics. It is located on gently undulating land with the steep chalk scarp rising to the south. To the north and west is a block of woodland, whilst to the south and east are hedgelines and mature trees including isolated tree specimens. Whilst the site therefore adjoins agricultural land, the site is generally screened and located close to trees and woodlands which give it a more intricate and intimate character.

- 16.2. There are few PRow's within the immediate vicinity of the application site. These are typically located to the south and comprise an east-west routeway running along the foot of the steep scarp, whilst further to the south, beyond this, is the South Downs Way. From the former, there are no readily available views of the application site because of intervening topography and trees and hedgelines. To the south, from the South Downs Way, there are some long range views toward the application site. Views of the application dwelling are predominantly screened by intervening trees, and as such, views of the application site from higher land are generally limited and comprise the roofscape character of the farmstead.
- 16.3. The proposed works would have little effect on landscape character.
- 16.4. The application envisages limited extension to the property, which would be of single storey nature, and be flanked to the south and west by larger scale two-storey form of the existing dwelling. Other works are predominantly fenestration changes and would not be readily discernible or effect the landscape character.
- 16.5. There would be little change in long range views, with the site remaining substantively screened and viewed as a farmstead property within a wider rural landscape.
- 16.6. Whilst the proposed addition includes areas of glazing, the proposed dwelling in its totality, would have an overall glazing area that is substantively less than 25% of the overall floor area. The scheme would result in an overall floorplan of some 711.4m<sup>2</sup>, and the overall total quantum of glazing as a result of the proposed development would be 120.6m<sup>2</sup>. This equates to some 16.9%.
- 16.7. Overall therefore, the works respect, and do not unduly impact, the landscape character of the property and its setting within this part of the National Park. The scheme is in accordance with Chapter 15 in the NPPF, and Policy SD4, SD5 and SD8 of the SDLP.

## 17. WATER NEUTRALITY

- 17.1. The application site is located within the 'Sussex North Water Resource (Supply) Zone.' This area is the subject of groundwater abstraction that Natural England have concluded has the potential to impact on the Arun Valley, a Special Area of Conservation (SAC), Special Protection Area (SPA), and RAMSAR site. Within this area, the hydrology (water quantity and its movement) is essential to maintaining a habitat upon which the designation features (species) rely on.

17.2. In September 2021, Natural England issued a Position Statement advising that:

*“... it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley site, we advise that developments within this zone must not add to this impact.”*

17.3. In response to this, the South Downs National Park Authority, as the relevant Local Planning Authority have advised that development proposals that would lead to a material increase in water demand will need to demonstrate ‘water neutrality’ via a statement that must be submitted as part of a planning application.

17.4. The Position Statement sets out that the definition of water neutrality is *“the use of water in the supply area before the development is the same or lower after the development is in place.”*

17.5. The Water Neutrality Practical Guidance (January 2021) sets out that water neutrality is achieved by reducing water use, reusing or recycling water onsite, and then offsetting any remaining water demand in the existing local community. It notes that it should always be carried out in sequential order, with the biggest savings for water efficiency, then alternative sources, and the remaining amount of water offset.

17.6. The Natural England Position Statement sets out that a planning application should be supported by details and an assessment of the ‘water budget’ that will be associated with the proposed development, and measures which are proposed to be employed to minimise water use. Consideration can then turn to compliance of the scheme in relation to the aspiration of water neutrality.

17.7. Having regard to this approach, the application envisages the refurbishment of an existing residential dwelling, with modest extension in floor area. The addition would be at ground floor only and enable an improved connectivity to the existing layout of the dwelling.

17.8. The proposal will therefore not be likely to result in any increase in water usage of the site, on the basis that the development will be unlikely to result in any increase in number of persons occupying the property.

17.9. Notwithstanding this, and furthermore, the proposed development is in part, brought forward in lieu of an extant consent for subdivision of the property to three dwellings.

17.10. Having regard to the above, the scheme would not result in any net increase in water usage, and therefore would achieve water neutrality.

17.11. It is therefore concluded that the development is in compliance with the requirements of the Natural England Position Statement (Interim Approach) of September 2021.

## 18. WHETHER THE WORKS WILL HAVE A POSITIVE IMPACT ON ECOSYSTEM SERVICES

- 18.1. The SDLP sets out a commitment to an 'Ecosystem Services' approach to planning decision making and management of the National Park; defined as the benefits people in society get from the natural environment. This approach is set out in detail in Policy SD2 of the SDLP.
- 18.2. In accordance with the application validation requirements, and the SDNPA's Ecosystems Technical Advice Note, this Statement sets out below an assessment of the proposed development and its effect on the eleven criteria of Policy SD2, to determine whether there will be an overall positive impact on the ability of the natural environment to contribute to goods and services. This is supplemented by the 'Ecosystem Services Actions' Statement attached at Appendix 2.
- 18.3. **SD2(a) Sustainably Manage Land and Water Environments** - The application proposals seek to bring forward modest alterations to an existing domestic dwelling to enable its ongoing viable use in the long term. This is to be delivered as an integral part of the WEWEP which sets out a wider commitment of the Wiston Estate to the principles of land custodianship, including as expressed in its most recent form as Ecosystem Services. Securing a viable use for the application building will enable the Estate to undertake its wider sustainable management of land and water environments in its custodianship.
- 18.4. **SD2(b) Protect and Provide More, Better and Joined Up Natural Habitats** - The scheme envisages retention of use of the site as a single residential dwelling, and securing a viable use will facilitate the wider maintenance and management of the curtilage which has extensive areas of soft landscaping, including shrubs and trees.
- 18.5. **SD2(c) Conserve Water Resources and Improve Water Quality** - The scheme envisages a modest domestic extension and wider renovation of the building. The rationalisation of the property and its upgrade to modern standards would be likely to result in improvements in efficiency of water resources.
- 18.6. **SD2(d) Manage and Mitigate the Risk of Flooding** - The site is not in an area identified as being at risk of flooding. The scheme envisages only modest extension of hardstanding area comprising the roof of the proposed addition. This, within the context of the wider setting of the property would not have any undue impact on surface water run-off from the site.
- 18.7. **SD2(e) Improve the National Park's Resilience to, and Mitigation of, Climate Change** - The refurbishment of the existing dwelling will directly and positively contribute to the energy efficiency of the property positively contributing to reduction in energy which can detrimentally impact climate change.
- 18.8. **SD2(f) Increase the Ability to Store Carbon through New Planting or Other Means** - The scheme will facilitate the ongoing use of the property as a single dwelling, and contribute to the ability to maintain the wide areas of soft landscaping throughout the property including trees and hedgelines. This will all positively contribute to the ability of the site to store carbon.

- 18.9. **SD2(g) Conserve and Enhance Soils** - The application site comprises a residential dwelling within its domestic curtilage. The scheme will have no impact on soil quality and no adverse impact on the best and most versatile agricultural land.
- 18.10. The domestic use of the property, within extensive grounds would include composting, thereby conserving and enhancing soils generally.
- 18.11. **SD2(h) Support the Sustainable Production and Use of Food, Forestry and Raw Materials** - The scheme envisages refurbishment of an existing dwelling, thereby minimising the need for new materials.
- 18.12. **SD2(i) Reduce Levels of Pollution** - As the scheme comprises refurbishment of an existing building, the proposals offer limited opportunities to reduce levels of pollution. However, replacement of existing aged heating systems, with modern systems will nonetheless make a positive contribution towards reduction in levels of pollution risk from the site.
- 18.13. **SD2(j) Improve Opportunities for Peoples' Health and Wellbeing** - The application envisages the refurbishment of a building and improvements in its layout to improve the living standards for future occupiers. This will positively contribute to health and wellbeing.
- 18.14. **SD2(k) Provide Opportunities for Access to the Natural and Cultural Resources which Contribute to the Special Qualities** - The scheme will positively preserve the listed building and enable its long term viable use, thereby positively contributing to the cultural resources of the area.
- 18.15. Overall, it is considered the scheme will have a net positive effect on Ecosystem Services, and is thus in accordance with Policy SD2 of the SDLP.

## **19. SUMMARY**

- 19.1. This Statement is in support of an application for refurbishment, modest alteration and extension of an existing Grade II listed building. The property comprises a single residential dwelling, constructed over three discrete phases. It has a layout which is poorly equipped for use as a single dwelling. The most recent use of the property comprised a dwelling together with an annexe. Planning permission (and associated Listed Building Consent) was granted in 2020 for subdivision to create three dwellings, reflecting the impractical nature of the layout of the property as a single dwelling.
- 19.2. The application envisages modest alteration of the property to improve its layout and room connectivity, to facilitate its ongoing use as a single dwelling.
- 19.3. All tiers of planning guidance support alterations to dwellings to render them suitable for future residents. The modest extensions proposed as part of the scheme are wholly in accordance with the floor area increase limitations set out in the SDLP.

- 19.4. The proposals have been brought forward following a conservation-led approach, cognisant of the significance of the existing building. The proposed works will refurbish the building, and changes are predominantly focussed on later phases of the property. The main addition would be attached to the Phase 2 and Phase 3 additions, and is required to improve the overall functioning of the ground floor layout of the house, to render it suitable for single dwelling use. Elsewhere, changes are limited, and have no undue impact on fabric and character. The works thus have no detrimental impact on the heritage asset. In the alternative, any harm is modest and outweighed by the works enabling ongoing use of the property as a single dwelling.
- 19.5. The application dwelling is surrounded by domestic curtilage, and is set within a wider landscape that is typically screened by blocks of woodland, hedgerows and specimen trees. The works will have little landscape effect, including from higher land to the south from Public Rights of Way.
- 19.6. The scheme will not result in any increase in intensity of the occupation of the property, and the scheme will thus achieve water neutrality.
- 19.7. The works will positively contribute to Ecosystem Services, both in respect of the individual works to the dwelling, and in the wider benefits it will have to projects on the Wiston Estate, with its commitment to Ecosystem Services detailed in the SDNP endorsed Whole Estate Plan.
- 19.8. The scheme is considered to be in accordance with relevant Development Plan policies, and in particular Policy SD1, SD2, SD4, SD5, SD8, SD12, SD13, SD25 and SD31 of the SDLP, together with policies in the NPPF, and in particular Chapters 15 and 16. The works are in accordance with other material considerations, including the Whole Estate Plan.
- 19.9. Overall, it is submitted there are no material considerations that weigh against the scheme, and on this basis planning permission and associated Listed Building Consent should be granted.



# **APPENDIX 1**

## **APPLICATIONS DOCUMENT LIST**

## Application Drawings and Documents

<b>Drawing / Reference No:</b>	<b>Description / Document</b>
WEP011	Site Location Plan
WEP002	Proposed Site Plan
WEP003	Existing Ground and First Floor Plan
WEP004	Proposed Ground and First Floor Plan
WEP005	Existing and Proposed Elevation - North A
WEP006	Existing and Proposed Elevation - South A
WEP007	Existing and Proposed Elevation - East
WEP008	Existing and Proposed Elevation - West
WEP009	Existing and Proposed Elevation - North B
WEP010	Existing and Proposed Elevation - South B
WEP012	Proposed Window and Door Details
DR1/1	Proposed Floor Plan and North Elevation
DR1/2	Proposed East and West Elevation
DR1/3	Proposed Perspective - South-West
DR1/4	Proposed Perspective - South-East
DR1/5	Proposed Perspective - Roof - South
DR2/1	Proposed (Part) South Elevation
DR2/2	Proposed Floor Plan
DR2/3	Proposed (Part) East Elevation
DR2/4	Proposed Perspective of (Part) South Elevation
DR2/5	Proposed Perspective of (Part) South and East Elevation
DR2/6	Proposed Perspective of (Part) Roof Plan
DR2/7	Proposed Perspective Internal - south
DR2/8	Proposed Perspective Internal - south-west
	Planning, Design and Access Statement (incorporating Heritage Impact Assessment)

## **APPENDIX 2**

# **ECOSYSTEM SERVICES ACTIONS**

## Ecosystem Services Actions

<b>Ecosystem Services Actions</b>	<b>Policy SD2 Criterion</b>
Conservation and enhancement of heritage assets securing optimal viable uses	K
Creation of enhanced living accommodation	J
Provision of extensive new tree planting including hedgerows and specimen trees	A, B, E, F, I
Planting of new orchard	A, F, G, H
Long term sustainable enhancement of grassland and associated management	A, B, C, G, H
Provision of new ecological habitats	B
Replacement of impervious hardstanding with porous granular hardstanding	A, C, D, E
Inclusion of carbon neutral heating source	E