



Horsham  
District  
Council



South Downs  
National Park Authority

Mr Nikolas Antoniou  
City Place  
The Beehive  
Gatwick  
RH6 0PA

Our Ref: SDNP/20/01800/FUL  
Contact Officer: Rebecca Tier  
Tel. No.: 01403 215189

16th October 2020

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Proposal: Demolition of former agricultural/storage buildings and erection of 3 units of accessible tourist accommodation**

**Site Address: Hillview , London Road, Watersfield, RH20 1NH**

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

*The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. **This application is liable for Community Infrastructure Levy and will be subject to the rates set out in the Charging Schedule** (<https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/>). Further information can be found on the same webpage under 'Frequently Asked Questions'. If you have any questions, please contact [CIL@southdowns.gov.uk](mailto:CIL@southdowns.gov.uk) or tel: 01730 814810.*

Yours faithfully

  
**TIM SLANEY**  
Director of Planning  
South Downs National Park Authority

Development Management, Horsham District Council,  
Parkside, Chart Way, Horsham, RH12 1RL  
Tel: 01403 215187 Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)

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**Application No: SDNP/20/01800/FUL**

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**Site Address: Hillview , London Road, Watersfield, RH20 1NH**

**GRANT OF PLANNING PERMISSION**

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 7th May 2020.

**This permission is subject to the following conditions:-**

**1. Approved Plans**

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

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

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

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

**3. Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the anticipated number, frequency and types of vehicles used during construction
- ii. the method of access and routing of vehicles during construction
- iii. the loading and unloading of plant, materials and waste
- iv. the parking for vehicles of site operatives and visitors
- vi. the provision of wheel washing facilities and other works required to mitigate the impact

- of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)
- vii. storage of plant and materials used in constructing the development
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies SD5 and SD19 of the South Downs Local Plan 2019.

4. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until details of the roof light glazing to be installed within the holiday accommodation buildings have been submitted to and approved in writing by the Local Planning Authority. These details shall include measures and / or specifications for low transmittance or tinted glass to reduce light pollution. The glazing shall be installed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure the potential adverse impact of light pollution is mitigated and to comply with Policy SD8 of the South Downs Local Plan 2019.

5. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

6. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with policy SD48 of the South Downs Local Plan 2019.

7. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, cycle parking facilities serving the development shall have been provided within the storage building on the site. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy SD19 of the South Downs Local Plan 2019.

8. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted a lighting design scheme for biodiversity and for protection of the dark night skies in the National Park

shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure the protection of the dark night skies within the South Downs National Park in accordance with policy SD8 of the South Downs Local Plan 2019. To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and Policy SD9 of the South Downs Local Plan 2019.

9. **Pre-Occupation Condition:** Notwithstanding the submitted details, prior to the first use of any part of the development hereby permitted, details of additional planting along the southern boundary of the site, shall be submitted to and approved in writing by the Local Planning Authority. The existing hedge along the southern boundary of the site shall also be retained at all times in conjunction with the development. The approved planting scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies SD4 and SD5 of the South Downs Local Plan 2019.

10. **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not be limited to, details of:
- a) Curfew for noise after 22:30;
  - b) No amplified music permitted at any time;
  - c) The need to keep to public footpaths;
  - d) Dogs to be kept on leads and all dog fouling cleared promptly;
  - e) All campfires to be controlled and limited to small pits; use of dried wood
  - f) All patrons to sign up to site rules through terms and conditions;
  - g) A complaints procedure in place, including management contact details to be displayed prominently at the site and on the website. All complaints and actions must be logged and made available to the Local Planning Authority on request.
  - h) A member of management to be available when patrons are in attendance.

Thereafter the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy SD5 of the South Downs Local Plan 2019.

11. **Pre-Occupation Condition:** No building hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved drawing number 2908-12-A. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy SD22 of the South Downs Local Plan 2019.

12. **Pre-Occupation Condition:** The development hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been made for the development in accordance with drawing number 2908-06-A. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy SD5 of the South Downs Local Plan 2019.

13. **Pre-Occupation Condition:** The development hereby permitted shall not be first occupied unless and until the electrical vehicle charging points have been installed in accordance with details shown on approved drawing 2908-12-A and are made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To provide electric vehicle car charging space for the use in accordance with Policy SD22 of the South Downs Local Plan 2019 and the WSCC Parking Standards (2019).

14. **Regulatory Condition:** All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, July 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and and Policy SD9 of the South Downs Local Plan 2019.

15. **Regulatory Condition:** No works relating to the construction of the development (including all deliveries and no removal of any spoil from the site) hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy SD5 of the South Downs Local Plan 2019.

16. **Regulatory Condition:** The residential accommodation hereby permitted shall, when occupied as holiday accommodation be managed in accordance with the following:

- a) The accommodation shall be occupied for holiday and short-term let purposes only;
- b) The accommodation shall not be occupied as a person's sole, or main place of residence;
- c) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
- d) The accommodation shall at all times be managed and supervised by the occupier of Oakfield, London Road, Watersfield;
- e) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance with Policies in the South Downs Local Plan 2019.

17. **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policy SD55 of the South Downs Local Plan 2019.

18. **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the Proposed Elevations Plan, Drawing No. 2908-A and Landscaping Plan, Drawing No. 2908-15-A.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

19. **Regulatory Condition:** The development shall be carried out in accordance with the Landscaping Plan: Drawing No. 2908-15-A, and shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy SD4 of the South Downs Local Plan 2019.

## **INFORMATIVE NOTES**

**These are advice notes to the applicant and are not part of the planning conditions:**

### **1. Crime and Disorder Implications**

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

### **2. Human Rights Implications**

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

### **3. Equality Act 2010**

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

## **Plans Referred to in Consideration of this Application**

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Location Plan	2908-01-A		09.10.2020	Approved
Plans - Existing Site Plan	2908-02-A		09.10.2020	Approved
Plans - Existing Layout Plan	2908-03-A		09.10.2020	Approved
Plans - Existing Elevations	2908-04-A		09.10.2020	Approved
Plans - Existing Elevations	2908-05-A		09.10.2020	Approved
Plans - Proposed Floor Plan	2908-06-A		09.10.2020	Approved
Plans - Proposed Roof Plan	2908-07-A		09.10.2020	Approved
Plans - Proposed Elevations	2908-08-A		09.10.2020	Approved
Plans - Proposed Elevations	2908-09-A		09.10.2020	Approved
Plans - Proposed Shed Building	2908-10-A		09.10.2020	Approved
Plans - Proposed Site Plan	2908-11-A		09.10.2020	Approved
Plans - Proposed Site Access	2908-12-A		09.10.2020	Approved
Plans - Proposed Site Services	2908-13-A		09.10.2020	Approved
Plans - Proposed Level Changes	2908-14-A		09.10.2020	Approved
Plans - Proposed Visual Image	2908-15-A		09.10.2020	Approved
Plans - Proposed Visual	2908-00-A		09.10.2020	Approved
Reports - Design and Access Statement	NONE		07.05.2020	Approved
Reports - Ecosystems Services Statement	NONE		07.05.2020	Approved
Reports - Ecological Impact Assessment	NONE		21.06.2020	Approved

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



**TIM SLANEY**  
 Director of Planning  
 South Downs National Park Authority  
 16th October 2020





Horsham  
District  
Council



South Downs  
National Park Authority

## NOTES TO APPLICANTS / AGENTS

### Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

### Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £234 per request, or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk) or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order

and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

### **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**Delegated Decision  
Sign Off Sheet**

<b>Case No:</b>	SD N P/20/01800/FU L	<b>Case Officer:</b>	Rebecca Tier
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Demolition of former agricultural/storage buildings and erection of 3 units of accessible tourist accommodation		
<b>Site:</b>	Hillview London Road Watersfield RH20 1NH		
<b>Valid Date:</b>	7 May 2020	<b>Overall Publicity Expiry Date:</b>	17 August 2020
<b>Recommendation:</b>	Approved	<b>Recommendation Date:</b>	13 October 2020
<b>Expiry Date:</b>	2 July 2020	<b>Recommending Officer Signature:</b>	R Tier

<b>Date Legal Agreement Completed (if applicable)</b>	<b>No. of Representations</b>
	10

<b>Signed &amp; Agreed By</b>	<b>Date</b>
Guy Everest	16 October 2020
<b>Line Manager Comments</b>	

<b>Case Officer Details</b>	<b>Name:</b>	Rebecca Tier	
	<b>Tel No:</b>	[REDACTED]	
	<b>Email:</b>	[REDACTED]	
<b>Application No:</b>	SDNP/20/01800/FUL		
<b>Validation Date</b>	7 May 2020	<b>Determination Target Date:</b>	18 June 2020
<b>Applicant:</b>	Ms R Francis		
<b>Proposal:</b>	Demolition of former agricultural/storage buildings and erection of 3 units of accessible tourist accommodation		
<b>Site Address</b>	Hillview London Road Watersfield RH20 1NH		

**Recommendation: That the application is Approved.**

**IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.**

## **I Site Description**

The application site is located outside of the settlement boundary of Watersfield which is located approximately 140m to the east. The area has a rural character due to the low density development and is surrounded by agricultural land enclosed by mature hedgerows and trees.

The site lies to the south of the curtilage of Oakfield which had planning permission in 2017 for the construction of a detached dwelling. Residential properties are also located to the south and west of the application site.

The site contains a number of redundant agricultural buildings of varying forms and condition. The buildings are predominately constructed from timber or metal cladding sheets and sit under profiled sheet roofs. The barns are set within a large expanse of grassland to the west. Vehicular access to the site is via a single driveway from London Road which extends parallel to the east of White Swallows.

There is a public footpath located approximately 300m to the north and extending in a northwest to southeast direction within the undulating topography. The topography of the falls from north to south.

## **2 Proposal**

The application seeks full planning permission for the demolition of the redundant agricultural/storage buildings on the site to provide three units of accessible tourist accommodation comprising 2no one-bedroom units and 1no two-bedroomed unit together with a storage building. The units are to all be self-contained however could be interlinked through connecting lobbies.

The development would comprise three single storey interlocking buildings that would incorporate a total floor area of 206sq.m combined. The buildings would sit on a similar footprint to the existing structures. A new area of hardstanding for the parking of vehicles would be formed to the front of the buildings adjacent to the existing access track to the east. Patio areas would be formed to the west and south.

### 3 Relevant Planning History

None relevant

### 4 Consultations

**Southern Water:** Comment, southern Water Informative recommended.

**HO - Ecology Consultant** No Objection subject to recommended conditions:-

We note that the LPA will need to prepare a Habitats Regulations Assessment screening report for this application, given the site is approximately 6km from The Mens SAC, referencing in particular any significant impacts or severance to flightlines for Barbastelle bats. As identified in the Sussex bat SAC planning and landscape scale enhancement protocol, habitat which is integral to supporting bats associated with the SACs is often referred to as functionally- linked habitat. If any mitigation measures are needed e.g. a sensitive lighting scheme or pollution control, an Appropriate Assessment of impacts at a site will be triggered and all features of European importance (both primary and non-primary) will need to be considered.

The mitigation measures identified in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, July 2020) should be secured and implemented in full. This is necessary to conserve and enhance protected and Priority Species, particularly breeding birds.

We also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured as a condition of any consent.

**Coldwaltham Parish Council:** No Objection & Comment:-

No objection to this development, as a group of three holiday lets designed around the needs of wheelchair users, and closely matched to the footprint and profile of the obsolete barns it would replace. While bookings could doubtless not be limited to these particular users, extensive design features tailored to their needs, such as low sills and surfaces, should nonetheless make the accommodation more suitable for them and less so for others. So the vision of bespoke accommodation catering to this group, for whom little else exists in the area, seems both worthwhile and attainable. It is no ordinary holiday camp, and falls to be considered in the context of making the National Park more accessible to the disadvantaged.

The Council strongly supports the Dark Skies policy of the National Park, and notes that the application eschews the use of external lighting. It was suggested to us that some such lighting might prove essential for wheelchair users. If so, it would need to be minimal, and designed so that guests as much as the wider community could still enjoy the full benefit of the dark skies that are part of the South Downs experience.

Further information on the management regime for the holiday lets would also be helpful, as there seems to be no provision for on-site administration. How for example might undue noise be addressed, if it were to arise in this rural context? The ridge-top position of the site enhances its sensitivity, and the applicants could be invited to explain how they will ensure the peaceful setting which is their aim.

**SDNPA Tourism Officer:** Comment:-

The South Downs National Park has two purposes as set out on page 2 of the South Downs Local Plan (SDLP).

Purpose one:

*"To conserve and enhance the natural beauty, wildlife and cultural heritage of the area"*

Purpose two:

*"To promote opportunities for the understanding and enjoyment of the special qualities of the National Park."*

Linked to purpose two are the special qualities of the South Downs National Park. Where purpose one and purpose two conflict, then the first purpose of the National Park will be given priority. In this planning application, I think there is a mediation between purpose one and two.

Policy SD23: Sustainable Tourism sets out criteria for visitor accommodation across the National Park. I think it is possible that this application could provide short, accessible, over-night stays within the National Park. Applications should foster the guardianship of the special qualities, beauty, wildlife, cultural heritage and ecosystems services of the National Park. The site is nearby to the south of Coldwaltham and the site itself site to the north of the South Downs Way that is mentioned in SD23 1B as a distinctive trail. Part D of the policy mentions to make use of existing buildings where possible. In this case, the agricultural buildings are not suitable for the proposal, and would be replaced with the tourist accommodation facilities. It is nearby to local facilities such as a pub in Bury to the south that helps support the local economy. The site is outside of the settlement boundary (SD23 part g). And lastly part f, I think there is the possibility this overnight facility could help the vitality and local economy.

The application is for accessible tourist accommodation; and accessibility is of huge importance to the ethos of the National Park. Recently in the Glover Review it was noted that "National Parks and AONBs are for everybody." In the design statement, it mentions the brochure/information on local facilities – it could also be worthwhile to explain and educate visitors on the National Park, of its special qualities, linking to Part A of policy SD23.

#### Ecosystems services:

I have looked at the Ecosystems Services Statement (ESS) and I do not think it suggests what this development will do in terms of implementation of Ecosystems Services. It does not suggest any enhancement features, or does it show these features on a map alongside the proposed development. This is useful when looking at the overall development. Currently this document may suggest that this proposal does not have any impacts on the natural environment, but it also doesn't suggest any ways it may help boost those ecosystems.

#### Sustainable transport:

Sustainable transport has a close link to the health and wellbeing of people who visit the Park. This site is linked in close proximity to South Downs Way that runs nearby to the south of the proposed site. These links are a positive way of visitors to enjoy the beauty of the South Downs National Park, without needing to necessarily get in their cars. The site is also close-by to the A29 to the south of the site, creating a somewhat easy and clear access.

#### **W SCC – Highways** : Comment:-

The applicant proposes to utilise the existing access on London Road, with no alterations to this arrangement proposed. There are no apparent visibility issues at this access. There is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. The LHA does not anticipate that this proposal would give rise to a material intensification of vehicular movements, when compared with the potential of the existing use.

The applicant proposes four car parking spaces for this development. WSCC has adopted new parking guidance in August 2019. The new guidance does not include standards for holiday let

parking demand. The LHA would be minded to advise the planning authority to consider the parking demand as per pre-August 2019 guidance when considering the demand for this application. On this basis, the parking requirements for holiday lets are one parking space per bedroom. The applicant has demonstrated this parking requirement in the plans.

Due to the small-scale nature of this proposal, the anticipated provision of active EV spaces for this development would be one space.

## 5 Representations

9 letters of support have been received with the comments made summarised below:

- The proposal would provide much needed tourist accommodation for disabled people in West Sussex.
- There is a shortage of this wheelchair accessible tourist accommodation within the local area.
- The proposal would support the local economy

2 letters of objection have been received with the comments made summarised below:

- The development will be visible from neighbouring properties
- Noise impacts from the development
- Overdevelopment of the site
- Impact on the dark night skies in the NP
- Landscape impact and impact on surrounding views

## 6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans. Other plans considered:

- There are no Neighbourhood Plans covering this area.

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

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

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

## 7 Planning Policy

### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) , updated February 2019. The Circular and NPPF confirm that National Parks have the highest

status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

#### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF02 - Achieving sustainable development
- NPPF06 - Building a strong, competitive economy
- NPPF08 - Promoting healthy and safe communities
- NPPF12 - Achieving well-designed places
- NPPF - Conserving and enhancing the natural environment

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD7 - Relative Tranquillity
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Strategic Policy SD20 - Walking, Cycling and Equestrian Routes
- Strategic Policy SD23 - Sustainable Tourism
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD34 - Sustaining the Local Economy
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources
- Development Management Policy SD55 - Contaminated Land

#### Partnership Management Plan

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

## 8 Planning Assessment

### Principle

Policy 25 of the South Downs Local Plan relates to the Development Strategy within the South Downs National Park. This policy states that development will be permitted outside of settlement boundaries, where it complies with relevant policies in this Local Plan, responds to the context of the relevant broad area or river corridor, and:

- a) It is allocated for development or safeguarded for the use proposed as part of the Development Plan; or



- b) There is an essential need for a countryside location; or
- c) In the case of community infrastructure, there is a proven need for the development that demonstrably cannot be met elsewhere; or
- d) It is an appropriate reuse of a previously developed site, excepting residential gardens, and conserves and enhances the special qualities of the National Park.

The application site is located outside any settlement boundary within the South Downs Local Plan 2019. The site comprises a group of former agricultural buildings set within an area of grassland. The proposal would involve the demolition of the existing dilapidated buildings and structures on the site and the construction of three units of accessible tourist accommodation. Whilst there is little planning history relating to this site, it is noted within the Officers delegated report for planning application SDNP/16/02908/FUL relating to the dwelling to the north that the buildings appear to have been used for storage or commercial purposes.

On an Officer's recent visit to the site, it would appear that the buildings were being used for storage of various items. The proposal would therefore involve the reuse of land which appears previously to have been used for mixed use storage purposes. The existing buildings are an unattractive group of timber and metal clad buildings with profiled metal sheeted roofs. The proposal has the potential to improve the appearance of the site and enhance the special qualities of the park. The proposal would meet the broad requirements of policy 25 of the SDLP and will now be considered against other policies within the Local Plan.

#### Sustainable Tourism:

Policy SD23 of the SDLP states that development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:

- a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;
- 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;
- c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;
- 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;
- e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;
- 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
- g) Where proposals are located outside settlement policy boundaries as defined on the Policies 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.

The site would provide three units of accessible tourist accommodation which would provide an opportunity for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park. The proposal would therefore meet the requirements of 1a of policy SD23. The site is located outside any settlement boundary and within a rural location that has limited access to immediate amenities. It is however acknowledged that there is a local shop, situated 1.4km to the north-east of the site. There is also limited in terms of public transport close to the site and the site is access via a steep track from the busy A29 to the south. Given the distance between the site and local services, and the aforementioned access track and road

conditions, it is considered that walking to the local services and facilities within Bury to the south and Coldwaltham to the north-east would not be an attractive alternative to the use of the private motor vehicle for many journeys. Consequently, it is considered that any visitors using the tourist accommodation would be likely to have a reliance on the private car. The proposal therefore creates some conflict with part b of policy SD23 as the design and location of the development does not minimise the need for travel by private car and does not encourage access and/or subsequent travel by sustainable means.

The proposed accommodation is however proposed for three units of accessible tourist accommodation units. The Applicant states within the Supporting Statement that her aim is to provide flexible, accessible holiday accommodation enabling dignity and empowering people with various disabilities to be as independent as possible thus enhancing their holiday experience in the South Downs National Park. The proposed accommodation incorporates accessible features for those with disabilities such as accommodation and external areas on one level with no steps, 4 large parking bays, linked units to enable flexible accommodation for various groups of mobility challenged people, user friendly kitchen and bathrooms, low level windows and wide doorways. 10 letters of support including a letter from Disabled Holidays and Arundel Town Council. The letters of support highlight the difficulty of finding appropriate accessible accommodation within the local area and the required need for the proposed accessible accommodation. One of the key purposes of the SDNP is to promote opportunities for the understanding and enjoyment of the special qualities of the National Park. Accessibility is of significant importance to the ethos of the National Park and recently in the Glover Review it was noted that "National Parks and AONBs are for everybody." The proposal would provide valuable tourist accommodation for people with disabilities or additional needs, allowing them to have access to and enjoy the special qualities of the National Park. Whilst it is acknowledged that the site does not fully meet the requirements of part b of policy SD23 it would have good access links close to a main road and other roads that could help people with disabilities access the surrounding footpaths/trails of the National Park.

The development would not make use of the existing buildings which are in poor condition and do not appear to be capable of conversion. The proposed development would comprise three interlocking single storey buildings which would occupy a similar footprint to the existing buildings. The buildings are considered to be of appropriate scale and design and would not adversely affect the character, setting or amenity of the area. The proposal would not affect the vitality and viability of town or village centres or assets of community value. Despite being a relatively small scale scheme, the proposed visitor accommodation units have the potential to enhance the vitality and local economy. The proposal would therefore meet the requirements of part c, d and f of policy SD23.

The proposal would provide some ecological enhancement and mitigation measures as outlined within the Preliminary Ecological Appraisal submitted. This would provide some benefits to the environment and wildlife within the National Park. The proposed buildings would also be constructed of natural materials comprising timber cladding and incorporate slate tiled roofs which would contribute to the natural appearance of the rural area. The site has good access links close to a main road and other roads that could help people with disabilities access the surrounding footpaths/trails of the National Park. The proposal would therefore meet the requirements of part g)i and g)ii of policy SD23 of the SDLP.

### Landscape, Design & Appearance

Policy SD4 states that development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is located.

Policy SD5 states that 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 topography of the site slopes from north to south. The site is also located at an elevated land level from the open landscape directly to the north-east and as such there are open views of the site from the north-easterly direction. There is a public footpath located approximately 300m to the north and extending in a northwest to southeast direction within the undulating topography. The site currently incorporates several unattractive buildings which are in varying states of repair. The site also contains a caravan on the land. The proposed scheme represents an opportunity to improve the visual appearance of the existing site. The proposal would involve the demolition of the existing buildings and removal of the existing caravan and the construction of three interlinked single storey buildings comprising timber cladding and incorporating slate tiled roofs and a small storage building. This single storey scale of the buildings is considered to be appropriate in this rural location and will minimise the visual impact of the development when viewed from surrounding views. The proposed linked unit layout has been designed to enable flexible accommodation for various groups of mobility challenged people. The submitted plans show that it is proposed to level the land by a maximum 0.5m at the deepest point. The proposed buildings would therefore sit at a slightly lower land level than the existing buildings on the site and this would assist in reducing their visual impact from views from the surrounding landscape.

The originally submitted plans showed large areas of hardstanding within the scheme, including a hardstanding to the eastern frontages of the buildings to provide for disabled parking bays and patio areas to the southern side and western rear aspects of the units. Given that the site is in a rural location and was likely to be a former farmstead, it was not considered that suburban features such as patios, garden areas and residential paraphernalia are appropriate in this rural location and as such should be kept to a minimum. Whilst it is understood that there is a requirement for disabled parking and suitable access pathways on the site, it is suggested that gravel or crushed limestone is used with no parking delineations. Setts, resin bound or tarmac surfacing would not be considered appropriate in this rural location due to the visual impact it would have on the landscape.

Amended plans have been submitted which have removed the large patios to the south and west and replaced with simple pathways to the buildings and three small vegetable patches. A landscaping plan has been provided which shows that a small orchard of fruit trees would be planted to the west of the buildings, a yew hedge would be planted along the northern boundary, vegetable patches located adjacent to the rear of the buildings and herb gardens and fruit trees located to the east of the buildings. Two benches are also proposed to the east to allow visitors to bird watch and observe the dark night skies which would increase the opportunity for visitors to enjoy the special qualities of the National Park. The parking area to the east is now shown as gravel or crushed limestone. The landscaping scheme submitted is considered to be more in keeping with the character and appearance of the existing landscape. The provision of the additional planting and use of more appropriate surfacing materials will appear more visually in keeping with the rural surroundings of the area in accordance with policies SD4 and SD5 of the SDLP.

#### Amenity & Noise:

Policy SD31 of the SDLP requires, development to be designed so as to avoid detrimental impacts on the amenities of neighbouring residents by virtue of loss of light and/or privacy.

A Noise Impact Assessment has been submitted with this application. This provides a statement that the proposed use will not be expected to result in any noise intrusion which would harm the character of the area or be detrimental to local amenity. This is not substantiated with any further information.

There are residential properties directly to the south, west and north of the application site that would be most affected by the proposed development. The occupier of the dwelling to the north

would run and manage the proposed holiday accommodation. The rear gardens of the neighbouring dwellings to the south, White Swallows and Highland House would be located approximately 12m from the proposed accommodation buildings at the closest point. There would be between 30m to 50m separation distance between the neighbouring dwellings and the proposed accommodation buildings. There is a 2.5m hedge along the southern boundary of the site which predominantly obscures the site from the neighbouring garden and dwelling to the south. It is however noted that there is a gap in this hedge line adjacent to the rear garden of White Swallows. This gap should be reinforced with hedging to maintain the privacy between the development and neighbouring rear garden to the south which will be required to be submitted by condition. Taking into account this additional screening, the retention of the hedge along the southern boundary and the single storey nature of the buildings proposed, it is considered that there would be no harmful loss of amenity to the occupiers of the southerly neighbouring properties.

To the west the closest proposed building would be located 22m from the rear garden of the neighbouring property, Windmill Hill. There are tall trees lining the western boundary which are shown on the landscaping plan to be retained. These trees will screen the proposed single storey from views of the neighbouring dwelling and garden to the west.

Concerns have been raised regarding the noise impact of the development within the representations received. The Noise Impact Statement submitted states that the proposed use will not result in any noise which would harm the character of the area or be detrimental to local amenity. However, no further information is provided within the Statement to support this statement. Given the small scale nature of the holiday accommodation units proposed and the distance to neighbouring residential properties, it is considered unlikely that the proposed tourist accommodation will cause any harmful noise disturbance to the surrounding residential properties. However, as no details have been provided on how the tourist accommodation will be managed, it is considered necessary to require details of a site management plan to be submitted and approved by the Council by condition.

### Highways & Parking

Policy SD22 of the SDLP states that 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. All new private and public parking provision will be expected to be of a location, scale and design that reflects its context and incorporate appropriate sustainable drainage systems.

The proposed development would utilise the existing access on London Road, with no alterations proposed. The Highways Authority have confirmed that there are no apparent visibility issues at this access and no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. The Highways Authority does not anticipate that this proposal would give rise to a material intensification of vehicular movements, when compared with the potential of the existing use.

The applicant proposes four car parking spaces for this development which meets the WSCC parking demand for the proposed holiday let accommodation. Two EV charging points are shown on the plans submitted which would exceed the requirement for this scale and type of development. Details of surface water drainage will be required to be submitted by condition. The proposal would therefore provide

### Ecology

Policy SD9 of the SDLP states that 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 retain, protect and enhance features of biodiversity and geological interest, ensuring appropriate and long-term management of those features and incorporate opportunities for net gains in biodiversity.

During the consideration of this application a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment has been submitted following the request of the Council's Ecological Consultant. One existing building on the site was found to offer 'low' bat roost suitability; a follow-up bat emergence survey was therefore undertaken and submitted to the Council. No bats were found to be roosting within the buildings on site during the emergence survey carried out.

The Appraisal found that the site is likely to support low numbers of breeding birds, while common amphibians, badgers and hedgehogs may commute across the area. Some avoidance and mitigation measures have been recommended in the report to avoid any contravention of the relevant legislation with regards these species. Recommended compensation and enhancement measures include creation of new hedgerow, orchard area, protection of adjacent habitats and providing nesting / roosting opportunities for birds and bats are to be incorporated into the scheme. Once avoidance, mitigation and enhancement measures have been taken into account, the report states that the impacts of the planned development upon biodiversity will be negligible, with new habitat creation likely to be of benefit to species in the local area.

The Council's Ecology Consultant supports the compensation and biodiversity enhancements recommended in the report and has recommended conditions to secure these measures along with a biodiversity enhancement layout and wildlife sensitive lighting scheme.

#### Ecosystems Services & Climate Change:

Policy SD2 of the SDLP provides that development will be permitted that secures an overall positive impact on the ability of natural environment to contribute goods and services. Development should incorporate high quality design and deliver opportunities to sustainably manage the use of resources, mitigate/increase resilience to the impacts of climate change, improve public health and improve habitats and biodiversity. In order to mitigate and adapt to climate change, Policy SD48 of the SDLP requires all new development to incorporate sustainable design features appropriate to the scale and type of development.

Following the submission of the Ecology reports, it is noted that a number of recommended compensation and enhancement measures are now proposed including creation of new hedgerow, orchard area, protection of adjacent habitats and providing nesting / roosting opportunities for birds and bats are to be incorporated into the scheme. A landscaping plan has been submitted during the consideration of this application which shows the addition of new planting within the site, two bat boxes to the north of the buildings and three bird boxes to the south of the buildings. Together the landscaping and biodiversity enhancement measures will provide a contribution to ecosystem services in accordance with policy SD2 of the SDLP.

The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Dedicated refuse and recycling storage capacity
- Two electric vehicle charging points
- Biodiversity mitigation and enhancement measures
- Landscaping scheme

Conditions will be included to secure the following measures to build resilience to climate change and reduce carbon emissions:

- Water consumption limited to 110litres per person per day
- Integration of SUDS and green infrastructure to manage flood risk
- Biodiversity mitigation and enhancement measures

Subject to conditions where necessary, the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

#### Dark Night Skies:

Policy SD8 of the SDLP provides that development will be permitted that conserves or enhances the intrinsic quality of dark night skies and the integrity of the Dark Sky Core in accordance with the level of protection appropriate to the designated environmental zone. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, including avoiding the installation of external lighting except where necessary and appropriate for the intended use and incorporating appropriate mitigation measures.

The application site is situated in environmental zone E0 (dark sky core), classified as large areas which have skies that can be classified as intrinsically dark. These areas form a continuous dark sky core (and 2km Buffer Zone) to the International Dark Sky Reserve and contain some of the darkest areas of the National Park.

The Supporting Statement submitted states that the development would not be provided with external lighting to ensure that the night skies about the site remain dark, which in turn benefits nocturnal wildlife. The Statement continues that openings on the new units are not of any excessive size as to result in the significant transfer of light, and internally would be provided with blinds or curtains to further reduce the light emitted.

Given the nature of holiday accommodation proposed, it is considered that some external lighting will be required to ensure the safety of guests. It is also noted that three rooflights would be incorporated across two of the proposed accommodation buildings. Given the sensitive location of the site within the Dark Sky Core it is considered that details of any external lighting will need to be submitted and approved by the Council. Details of the glazing and mitigation measures relating to the proposed roof lights will also be required by condition to ensure no harmful light spill upwards towards the dark night skies within the National Park.

## 9 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

### 1. **Approved Plans**

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

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

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

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

3. **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and

approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the anticipated number, frequency and types of vehicles used during construction
- ii. the method of access and routing of vehicles during construction
- iii. the loading and unloading of plant, materials and waste
- iv. the parking for vehicles of site operatives and visitors
- v. the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)
- vi. storage of plant and materials used in constructing the development
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies SD5 and SD19 of the South Downs Local Plan 2019.

4. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until details of the roof light glazing to be installed within the holiday accommodation buildings have been submitted to and approved in writing by the Local Planning Authority. These details shall include measures and / or specifications for low transmittance or tinted glass to reduce light pollution. The glazing shall be installed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure the potential adverse impact of light pollution is mitigated and to comply with Policy SD8 of the South Downs Local Plan 2019.

5. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

6. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the

sustainability of the development in accordance with policy SD48 of the South Downs Local Plan 2019.

7. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, cycle parking facilities serving the development shall have been provided within the storage building on the site. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy SD19 of the South Downs Local Plan 2019.

8. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted a lighting design scheme for biodiversity and for protection of the dark night skies in the National Park shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure the protection of the dark night skies within the South Downs National Park in accordance with policy SD8 of the South Downs Local Plan 2019. To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and Policy SD9 of the South Downs Local Plan 2019.

9. **Pre-Occupation Condition:** Notwithstanding the submitted details, prior to the first use of any part of the development hereby permitted, details of additional planting along the southern boundary of the site, shall be submitted to and approved in writing by the Local Planning Authority. The existing hedge along the southern boundary of the site shall also be retained at all times in conjunction with the development. The approved planting scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies SD4 and SD5 of the South Downs Local Plan 2019.

10. **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not be limited to, details of:

- a) Curfew for noise after 22:30;
- b) No amplified music permitted at any time;
- c) The need to keep to public footpaths;
- d) Dogs to be kept on leads and all dog fouling cleared promptly;
- e) All campfires to be controlled and limited to small pits; use of dried wood



- f) All patrons to sign up to site rules through terms and conditions;
- g) A complaints procedure in place, including management contact details to be displayed prominently at the site and on the website. All complaints and actions must be logged and made available to the Local Planning Authority on request.
- h) A member of management to be available when patrons are in attendance.

Thereafter the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy SD5 of the South Downs Local Plan 2019.

11. **Pre-Occupation Condition:** No building hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved drawing number 2908-12-A. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy SD22 of the South Downs Local Plan 2019.

12. **Pre-Occupation Condition:** The development hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been made for the development in accordance with drawing number 2908-06-A. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy SD5 of the South Downs Local Plan 2019.

13. **Pre-Occupation Condition:** The development hereby permitted shall not be first occupied unless and until the electrical vehicle charging points have been installed in accordance with details shown on approved drawing 2908-12-A and are made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To provide electric vehicle car charging space for the use in accordance with Policy SD22 of the South Downs Local Plan 2019 and the WSCC Parking Standards (2019).

14. **Regulatory Condition:** All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, July 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and and Policy SD9 of the South Downs Local Plan 2019.

15. **Regulatory Condition:** No works relating to the construction of the development (including all deliveries and no removal of any spoil from the site) hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to

13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy SD5 of the South Downs Local Plan 2019.

16. **Regulatory Condition:** The residential accommodation hereby permitted shall, when occupied as holiday accommodation be managed in accordance with the following:
- a) The accommodation shall be occupied for holiday and short-term let purposes only;
  - b) The accommodation shall not be occupied as a person's sole, or main place of residence;
  - c) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
  - d) The accommodation shall at all times be managed and supervised by the occupier of Oakfield, London Road, Watersfield;
  - e) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance with Policies in the South Downs Local Plan 2019.

17. **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policy SD55 of the South Downs Local Plan 2019.

18. **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the Proposed Elevations Plan, Drawing No. 2908-A and Landscaping Plan, Drawing No. 2908-15-A.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

19. **Regulatory Condition:** The development shall be carried out in accordance with the Landscaping Plan: Drawing No. 2908-15-A, and shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual

amenity in accordance with Policy SD4 of the South Downs Local Plan 2019.

## **10. Crime and Disorder Implications**

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

## **11. Human Rights Implications**

11.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **12. Equality Act 2010**

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

## **13. Proactive Working**

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Contact Officer:

Rebecca Tier

Tel:

Email:




Appendices

Appendix 1 - Site Location Map

Appendix 2 – Plans Referred to in Consideration of this Application

## Appendix 1

### Site Location Map



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## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Location Plan	2908-01-A		09.10.2020	Approved
Plans - Existing Site Plan	2908-02-A		09.10.2020	Approved
Plans - Existing Layout Plan	2908-03-A		09.10.2020	Approved
Plans - Existing Elevations	2908-04-A		09.10.2020	Approved
Plans - Existing Elevations	2908-05-A		09.10.2020	Approved
Plans - Proposed Floor Plan	2908-06-A		09.10.2020	Approved
Plans - Proposed Roof Plan	2908-07-A		09.10.2020	Approved
Plans - Proposed Elevations	2908-08-A		09.10.2020	Approved
Plans - Proposed Elevations	2908-09-A		09.10.2020	Approved
Plans - Proposed Shed Building	2908-10-A		09.10.2020	Approved
Plans - Proposed Site Plan	2908-11-A		09.10.2020	Approved
Plans - Proposed Site Access	2908-12-A		09.10.2020	Approved
Plans - Proposed Site Services	2908-13-A		09.10.2020	Approved
Plans - Proposed Level Changes	2908-14-A		09.10.2020	Approved
Plans - Proposed Visual Image	2908-15-A		09.10.2020	Approved
Plans - Proposed Visual	2908-00-A		09.10.2020	Approved
Reports - Design and Access Statement	NONE		07.05.2020	Approved
Reports - Ecosystems Services Statement	NONE		07.05.2020	Approved
Reports - Ecological Impact Assessment	NONE		21.06.2020	Approved

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

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PAGE NO.

2908-00-A

CLIENT

Rebecca Francis

Hillview  
Beacon Hill  
Waterfield  
West Sussex  
RH20 1NH

PAGE TITLE  
Cover Page

PROJECT TITLE  
Hillview Conversion

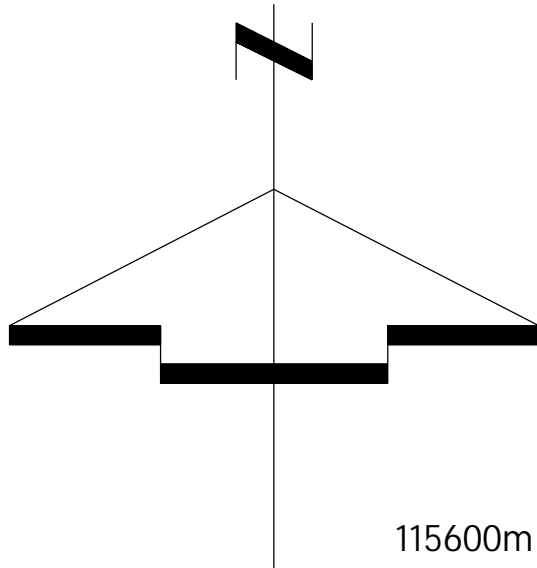
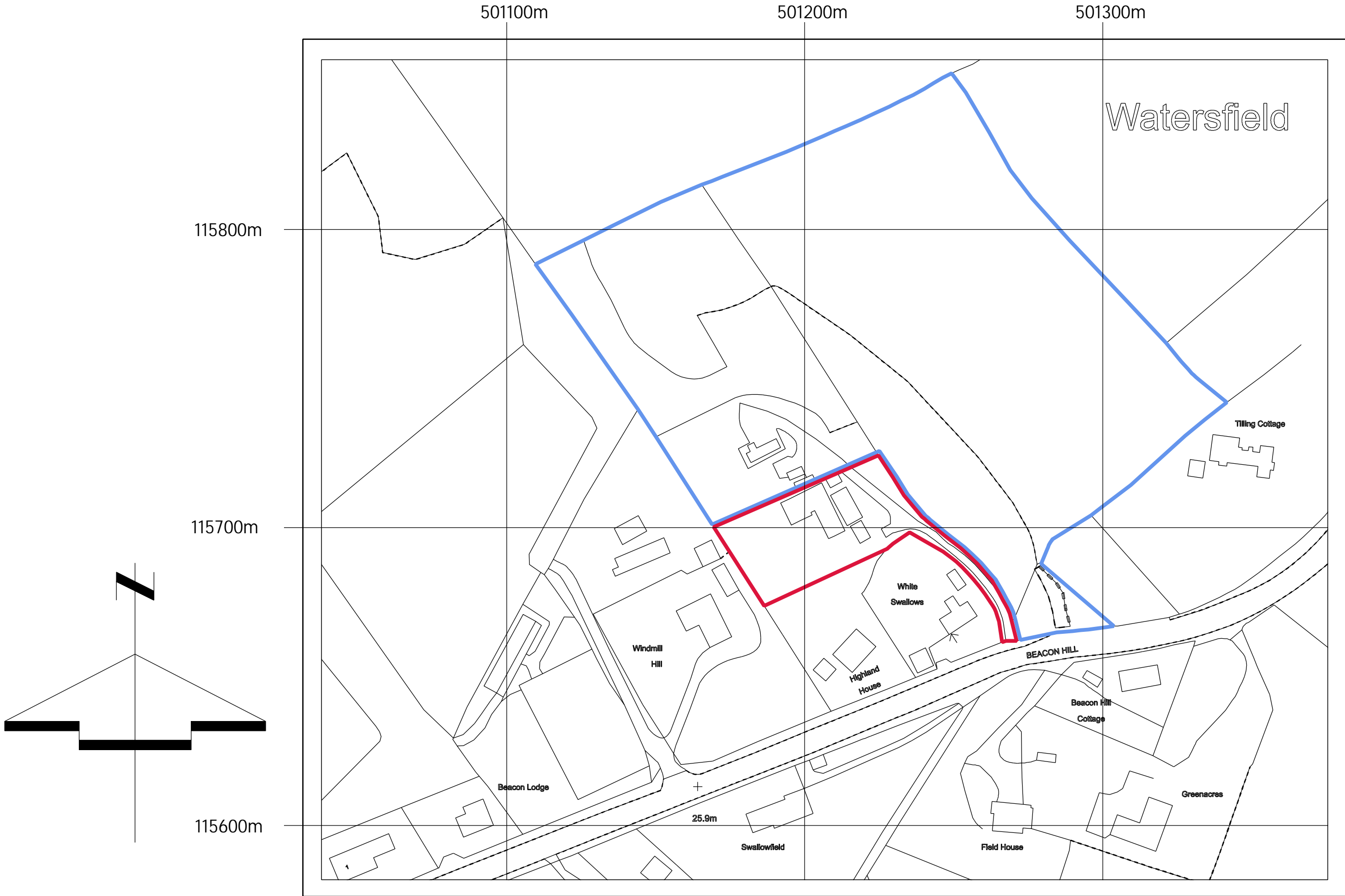
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Oct 9, 2020

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ISSUE DATE  
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PROJECT TITLE  
Hillview Conversion

Hillview  
Beacon Hill  
Watersfield  
West Sussex  
RH20 1NH

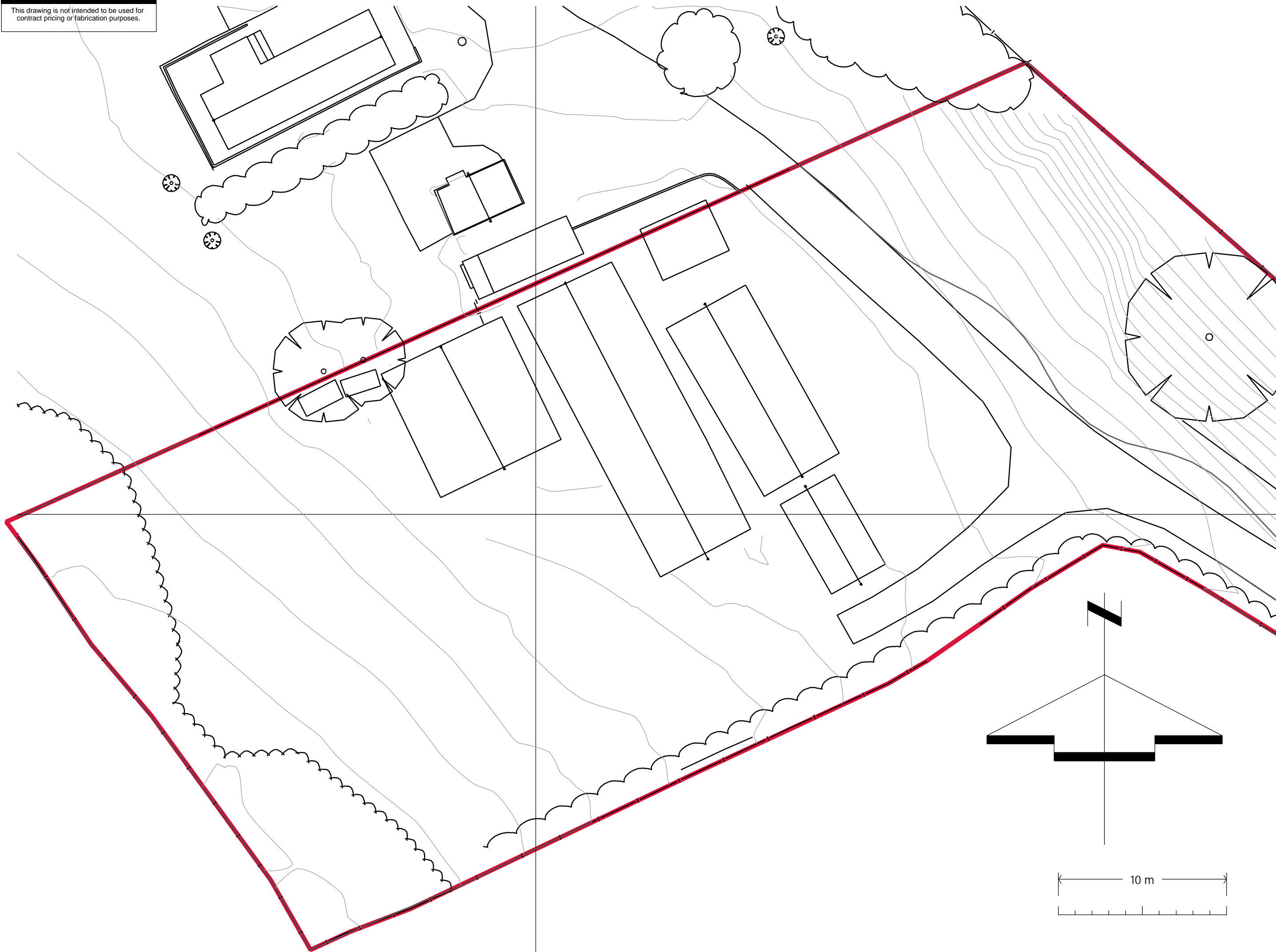
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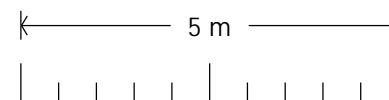
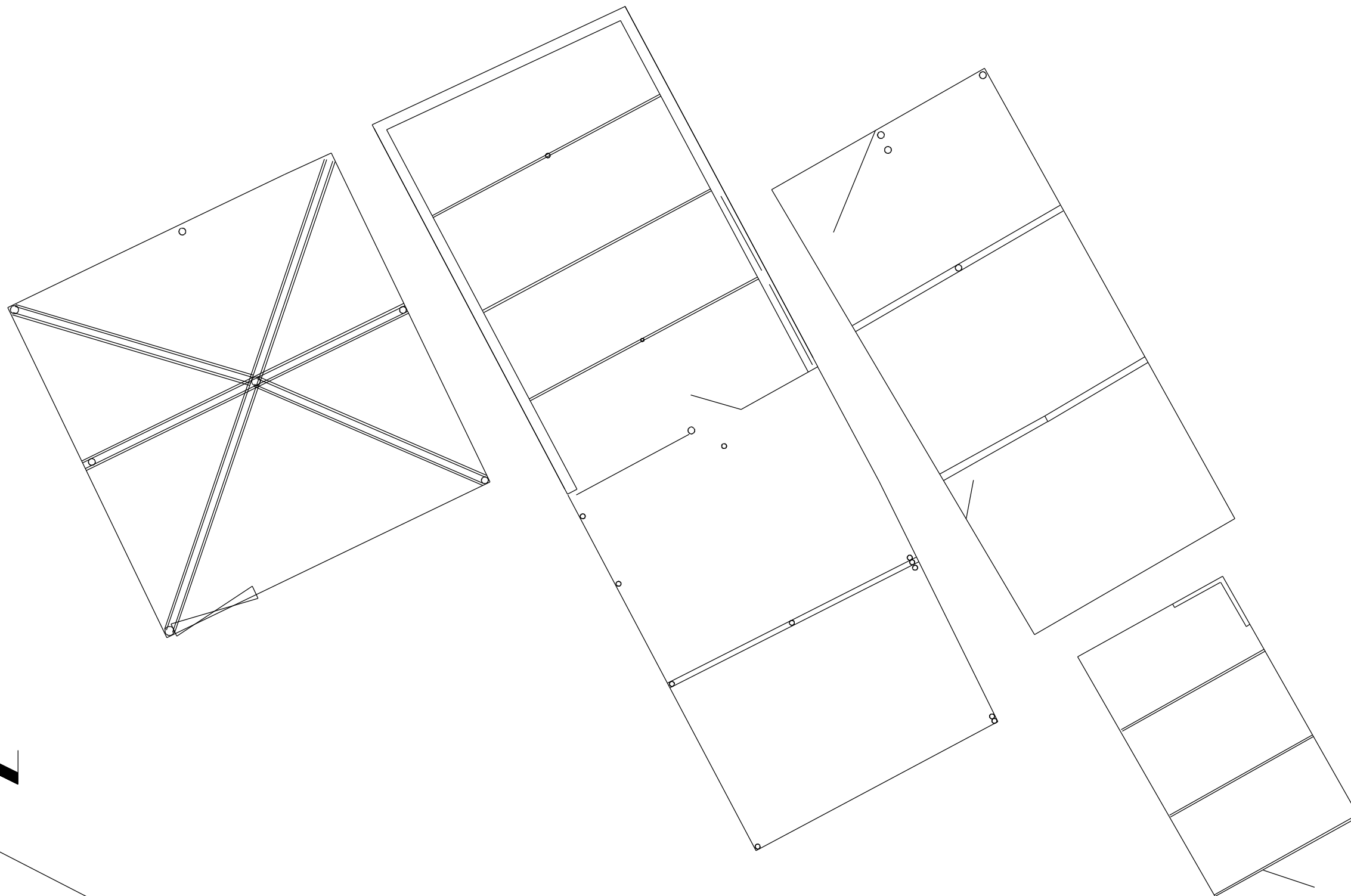
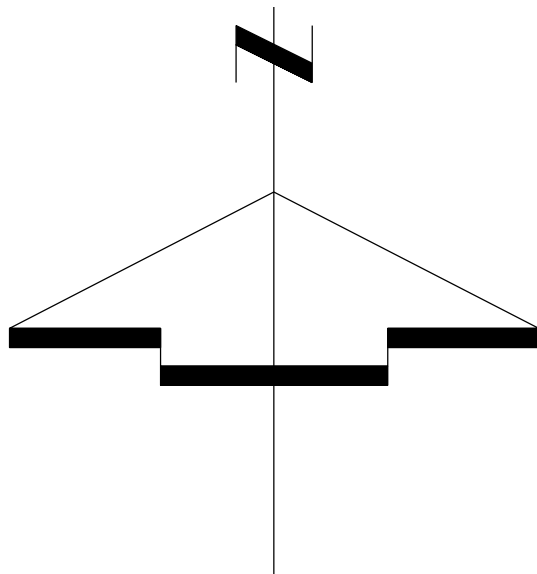


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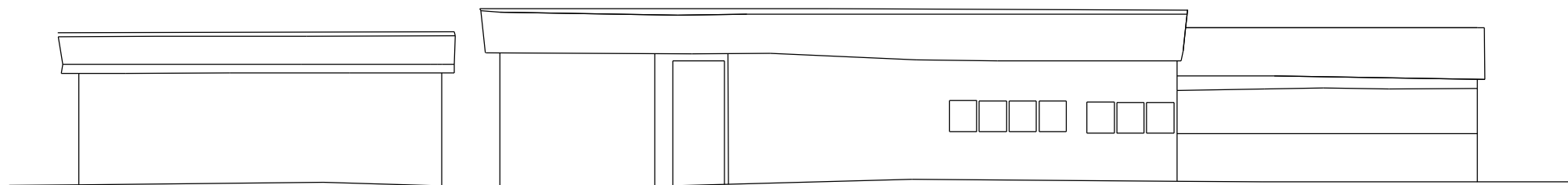


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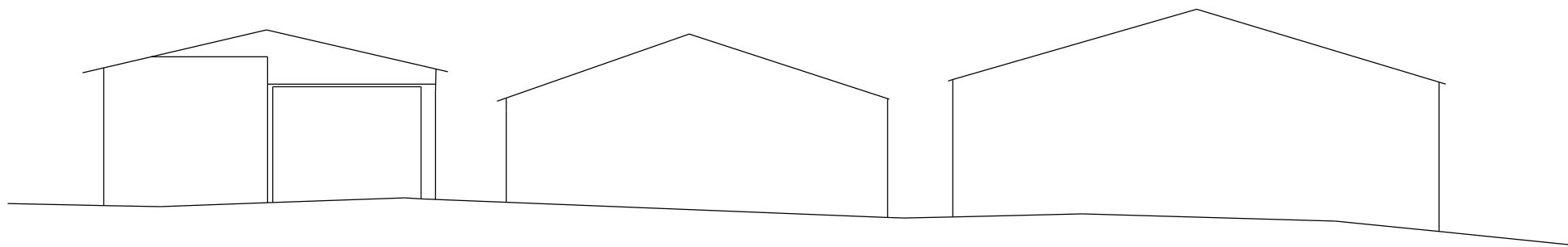
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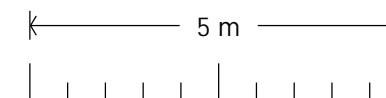
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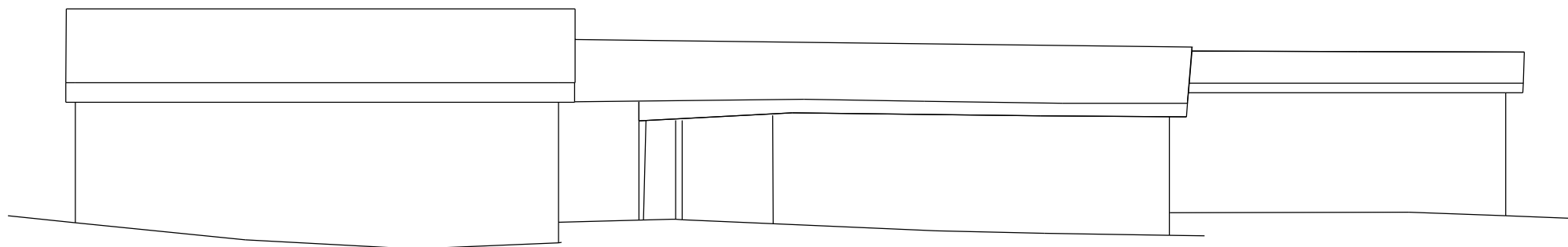
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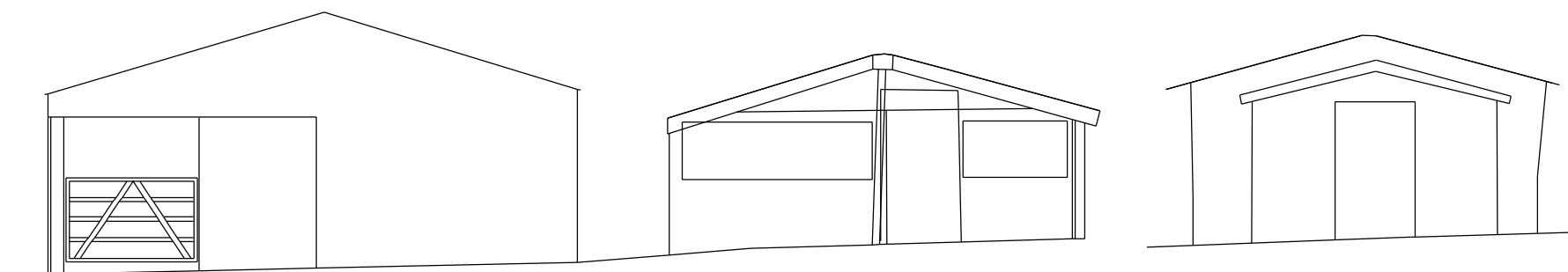
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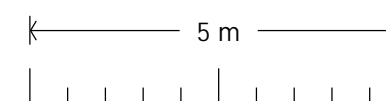
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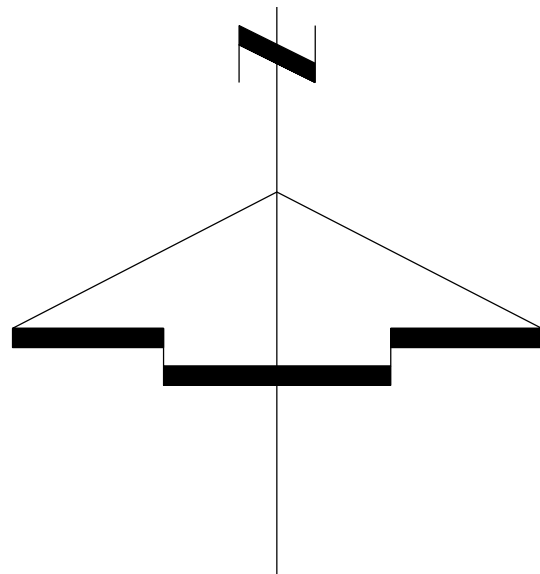
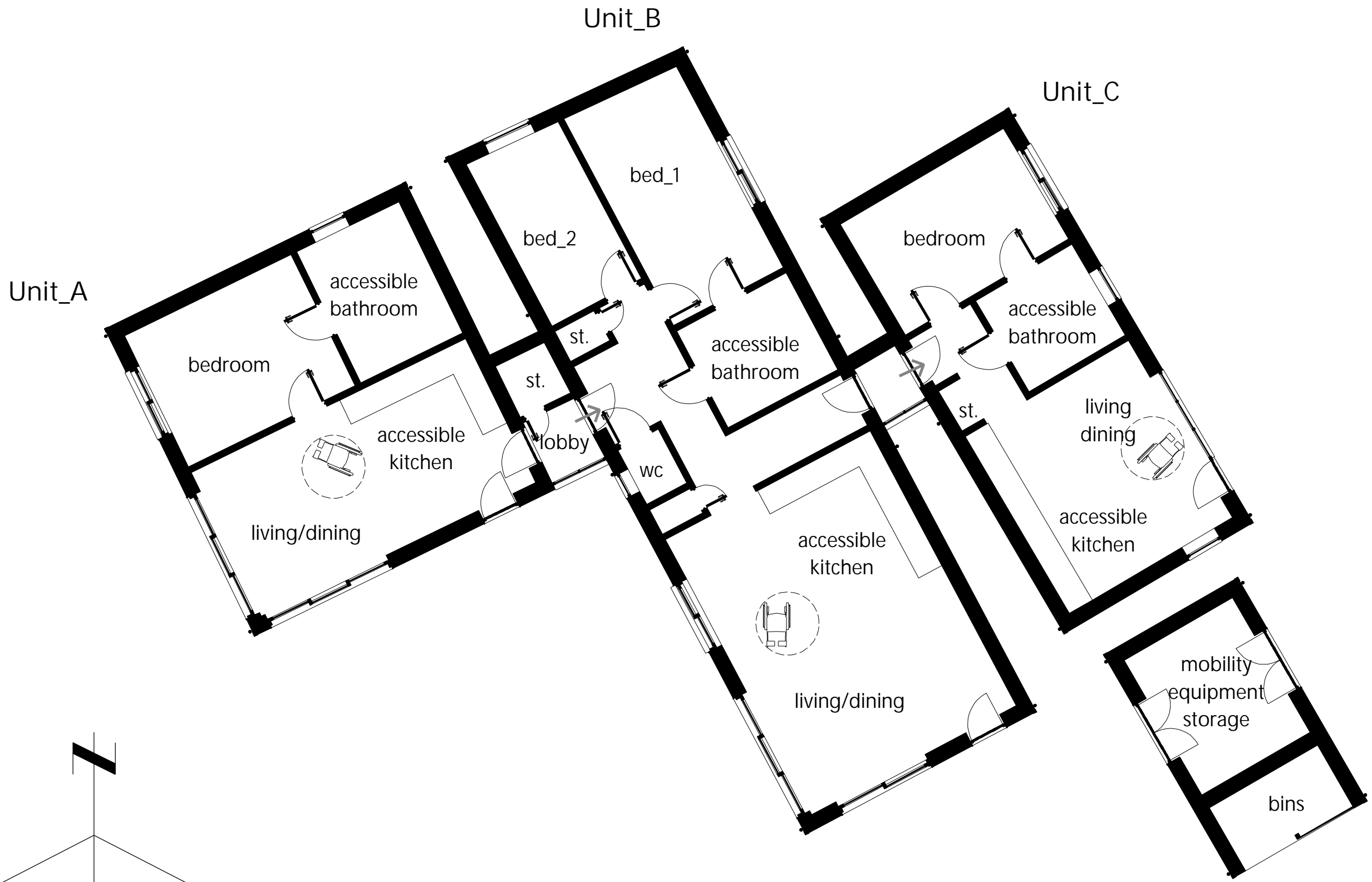
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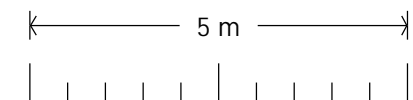
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Service\_Unit



ISSUE DATE

Oct 9, 2020

PAGE TITLE

Proposed Floor Plan

PROJECT TITLE

Hillview Conversion

Hillview  
Beacon Hill  
Waterfield  
West Sussex  
RH20 1NH

CLIENT

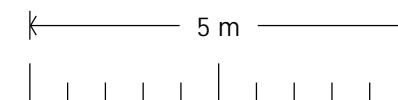
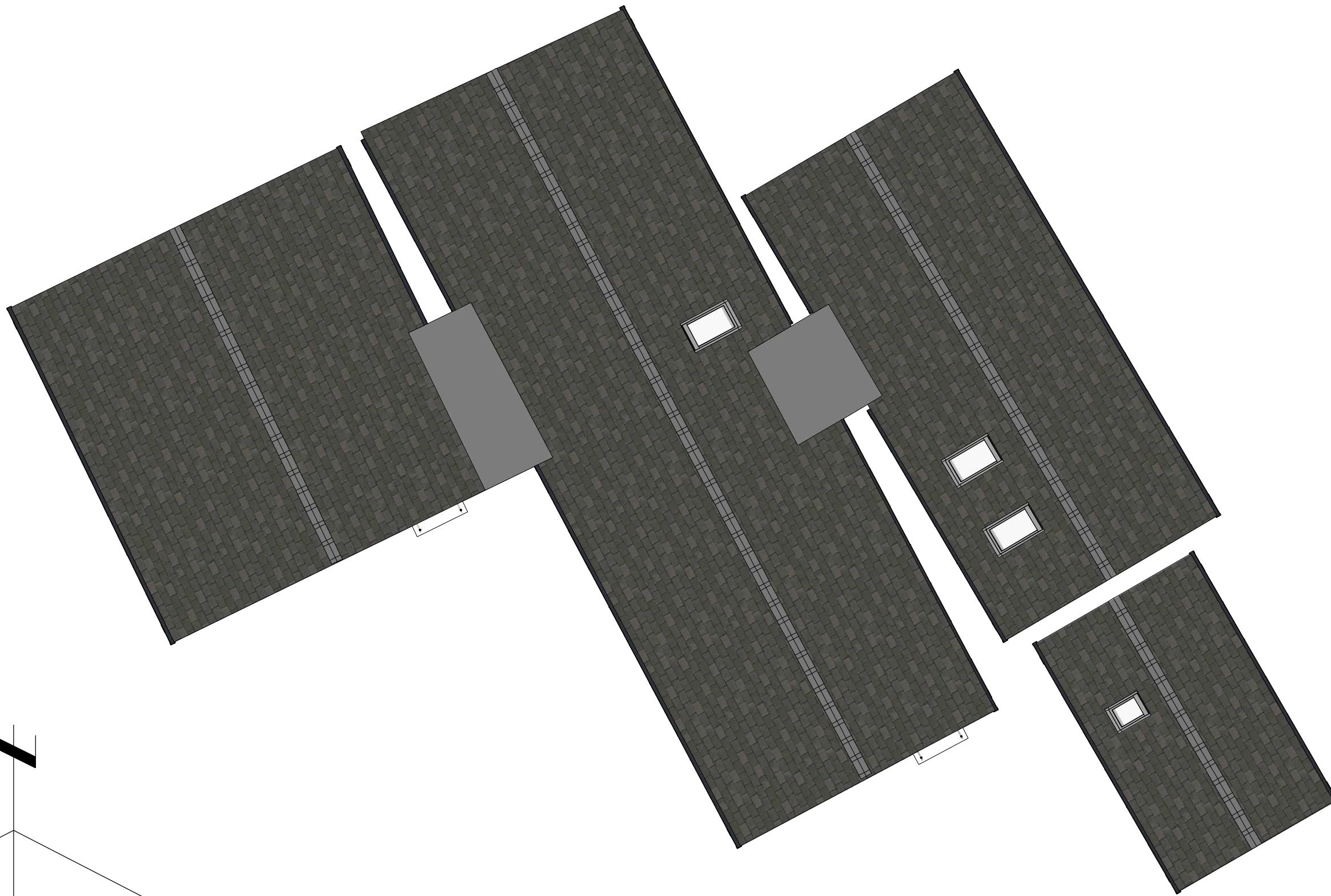
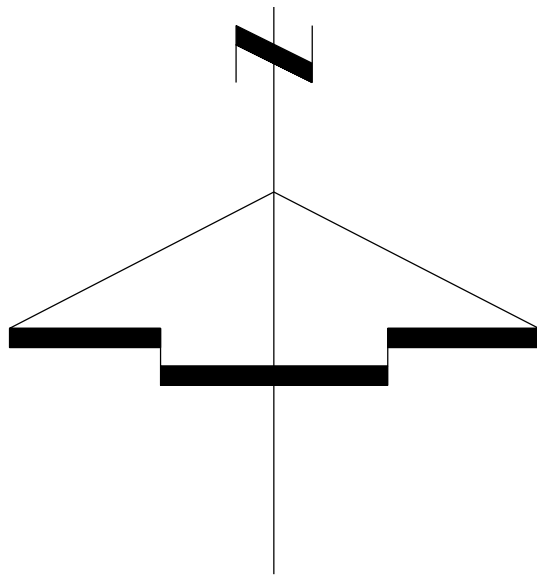
Rebecca Francis

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			Proposed Roof Plan	PROJECT TITLE Hillview Conversion		



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North East Elevation

Materials:

Roof:

Natural slate  
dark tile ridge capping

Walls:

Treated timber cladding  
Red multi-stock brick plinth

Windows and Doors:

Green UPVC windows  
Green composite doors

Soffit/Fascia:

Treated sawn timber  
Black UPVC gutters

Ground covering:

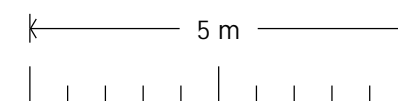
Permeable brick pavers  
Indian sandstone patio

Canopy:

Glazed canopy  
Metal brackets



North West Elevation

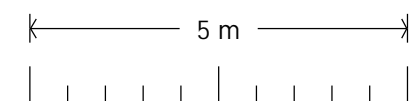




South West Elevation



South East Elevation



ISSUE DATE

Oct 9, 2020

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PROJECT TITLE

Hillview Conversion

Hillview  
Beacon Hill  
Watersfield  
West Sussex  
RH20 1NH

CLIENT

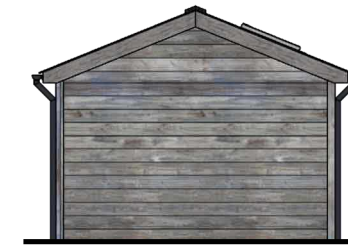
Rebecca Francis

PAGE NO.

2908-09-A



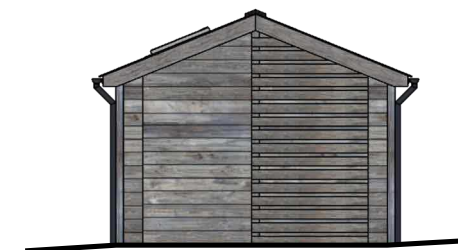
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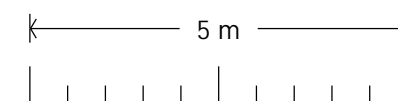
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North West Elevation



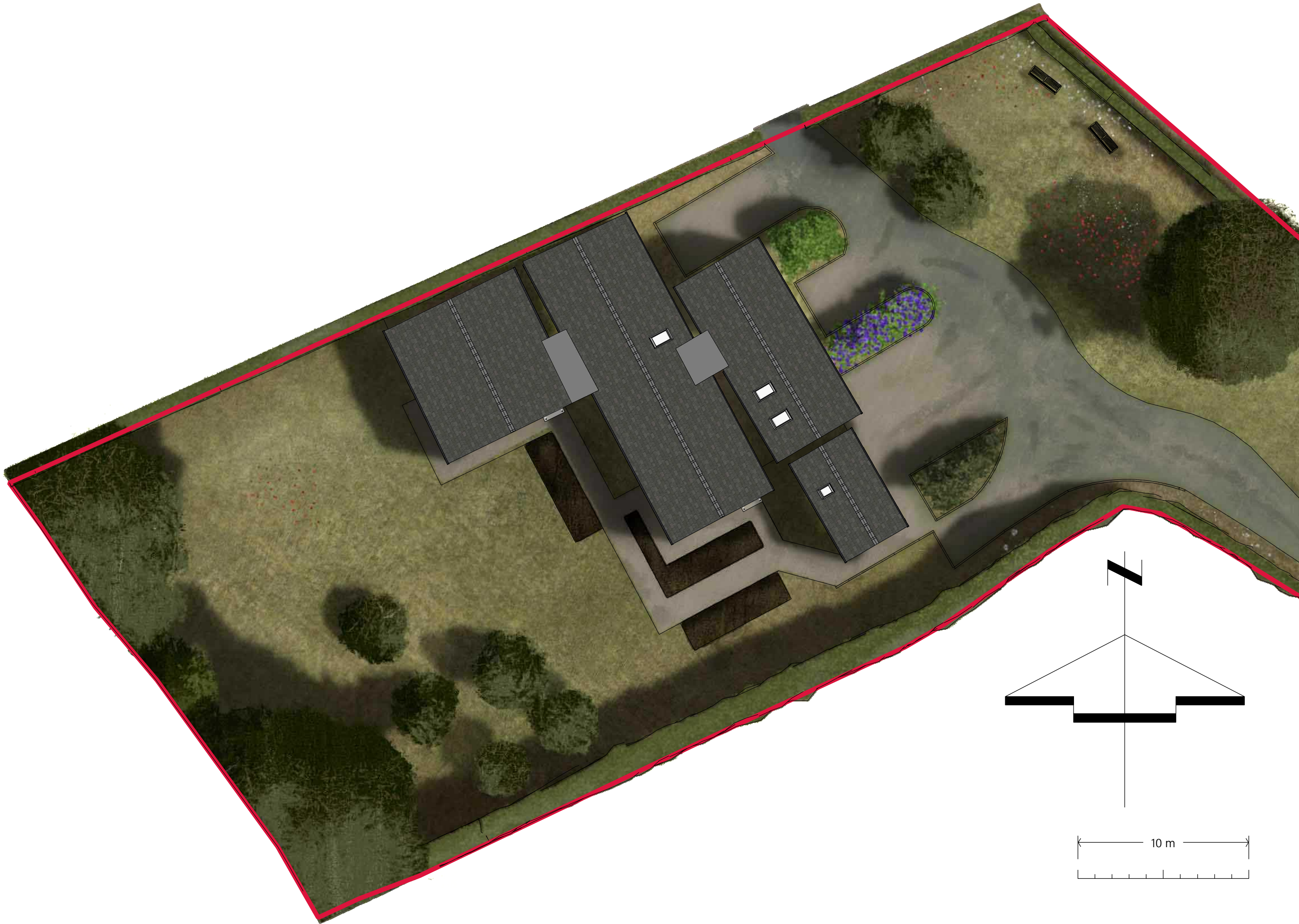
South East Elevation





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			PROJECT TITLE	Hillview Conversion	

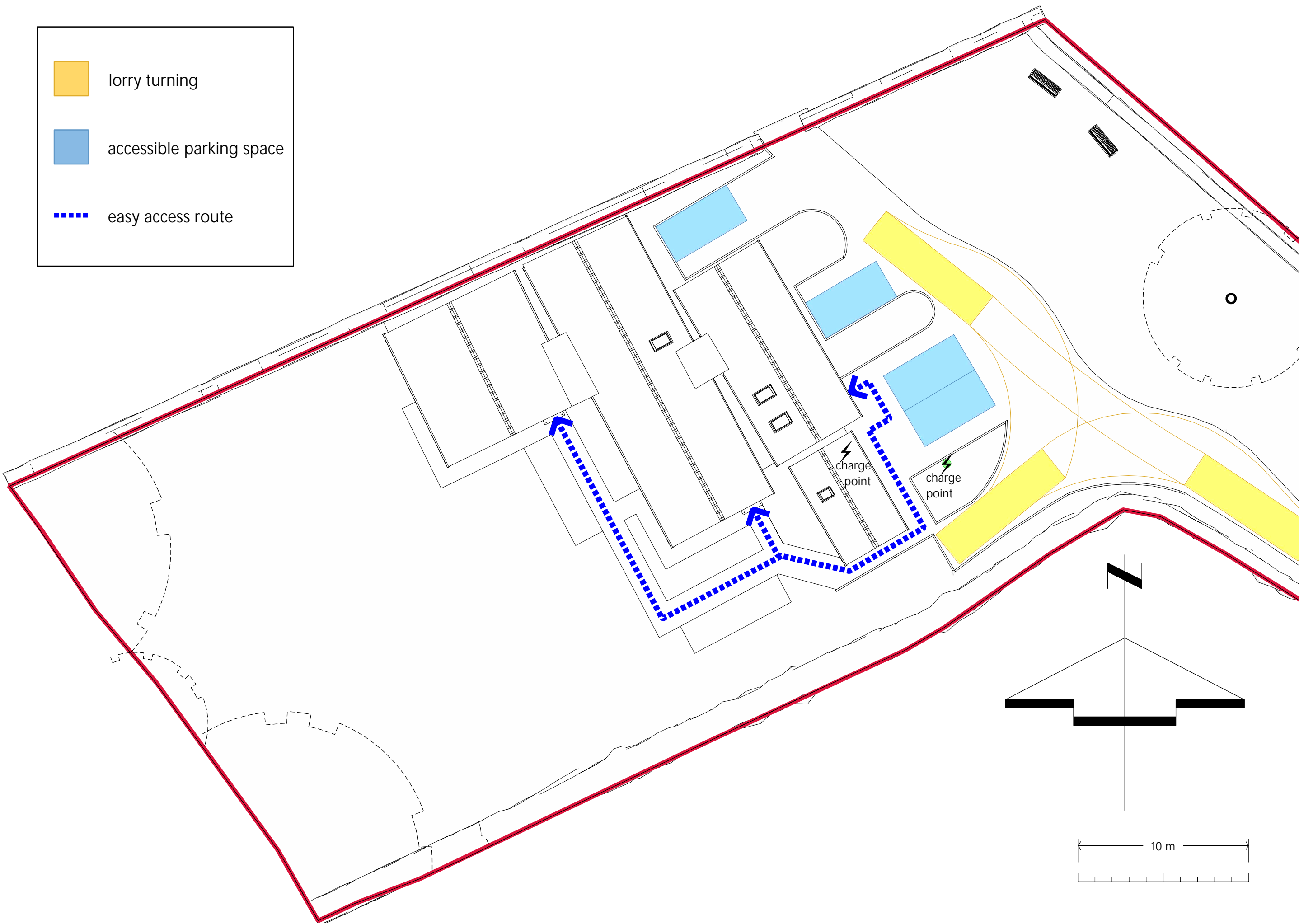
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Legend:

-  lorry turning
-  accessible parking space
-  easy access route



ISSUE DATE

Oct 9, 2020

PAGE TITLE

Proposed Site Access

PROJECT TITLE

Hillview Conversion

Hillview  
Beacon Hill  
Waterfield  
West Sussex  
RH20 1NH

CLIENT

Rebecca Francis

PAGE NO.

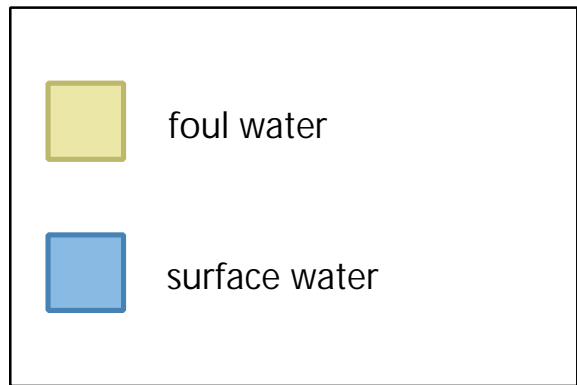
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Oct 9, 2020

PAGE TITLE

Proposed Site Services

PROJECT TITLE

Hillview Conversion

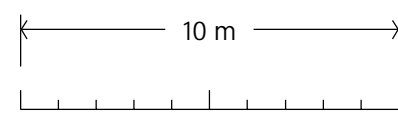
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Rebecca Francis

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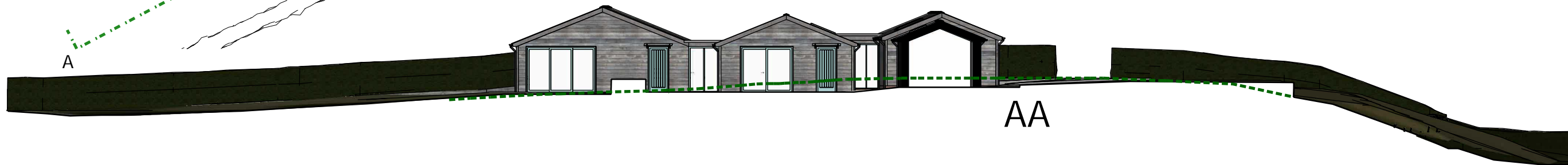
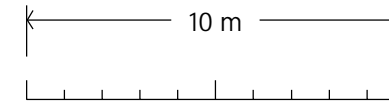
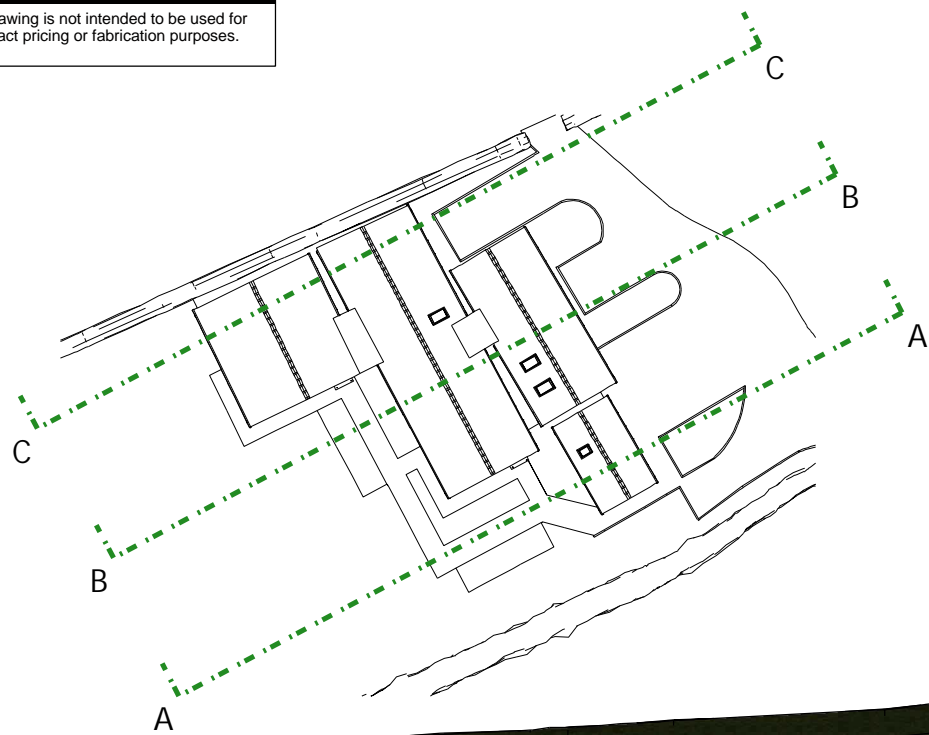
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Hillview  
Beacon Hill  
Watersfield  
West Sussex  
RH20 1NH



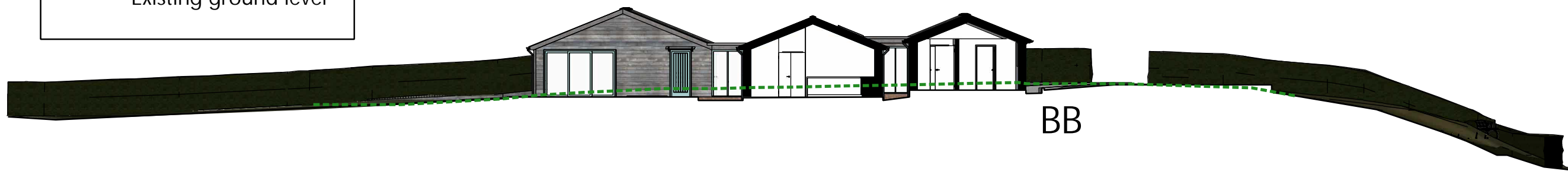
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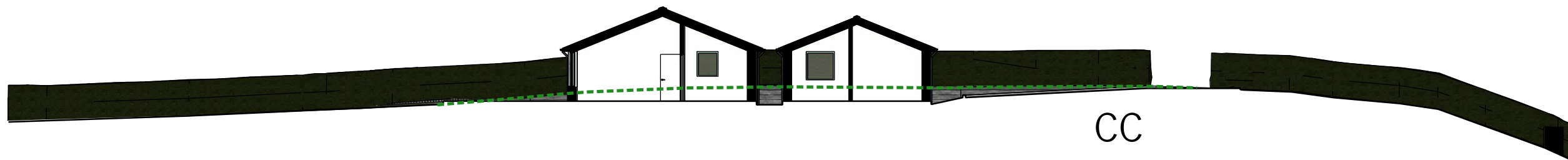


AA

Existing ground level



BB





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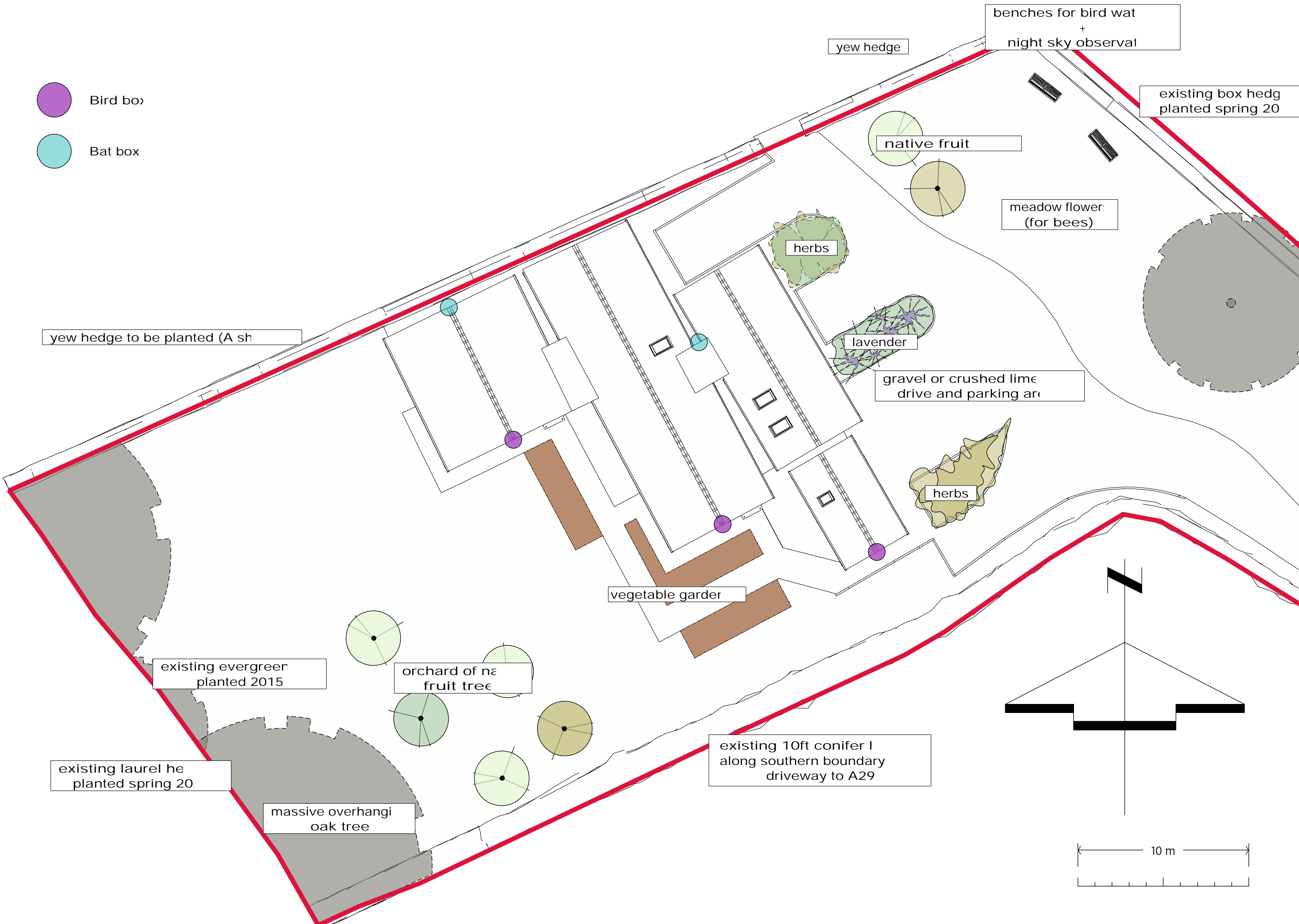
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ISSUE DATE	Oct 9, 2020
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Hillview Beacon Hill Waterfield West Sussex RH20 1NH	
Rebecca Francis	
Hillview Conversion	

PLANNING DRAWING

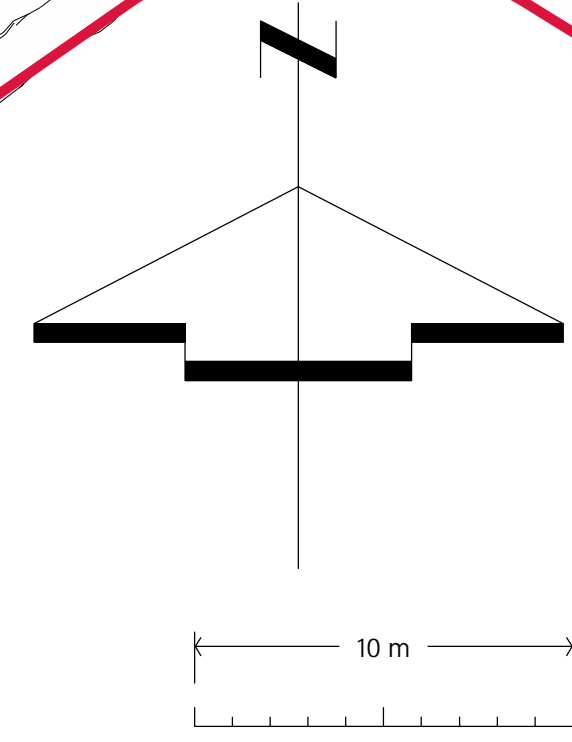
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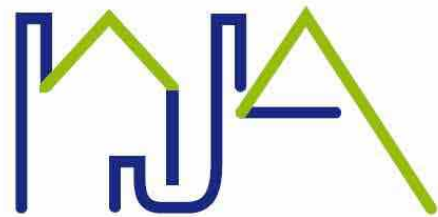
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-  Bird box
-  Bat box



ISSUE DATE	Oct 9, 2020
	PAGE TITLE Landscaping and Ecology Plan PROJECT TITLE Hillview Conversion
CLIENT	Hillview Beacon Hill Waterfield West Sussex RH20 1NH  Rebecca Francis
PAGE NO.	2908-15-A





n.j.a town planning Ltd

APPLICATIONS & APPEALS SERVICES

HILL VIEW  
LONDON ROAD  
WATERFIELD  
PULBOROUGH  
WEST SUSSEX  
RH20 1NH

REPLACEMENT OF FORMER  
AGRICULTURAL/STORAGE BUILDINGS WITH 3  
UNITS OF ACCESSIBLE TOURIST  
ACCOMMODATION

SUPPORTING PLANNING, DESIGN  
AND ACCESS STATEMENT

NJA/15/133

MAY 2020



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1.0	INTRODUCTION & BACKGROUND	3
2.0	PHYSICAL CONTEXT	4
3.0	PLANNING HISTORY	10
4.0	PLANNING POLICY CONTEXT	10
5.0	DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT	15
6.0	LAYOUT, DESIGN & APPEARANCE	17
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## 1.0 INTRODUCTION & BACKGROUND

1.1 Planning permission is sought for the replacement of redundant agricultural/storage buildings at Hill View to provide three units of accessible tourist accommodation comprising 2no one-bedroom units and 1no two-bedroomed unit together with a storage building. The units are to all be self-contained however could be interlinked through connecting lobbies. The accommodation is directed towards a particular form of tourist accommodation of which there is a shortage of within the South Downs National Park.

1.2 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) Order 2010. The details of the proposals will be described and appraised having regard to the following aspects:

Physical Context – explains the physical context of the site and its surroundings;

Planning Context – the planning history of the site and broad policy requirements;

Use – the purpose of the proposed additional accommodation;

Amount – the extent of development on the site;

Scale – the physical size of the development;

Layout – the relationship of the proposed extension and alterations to neighbouring properties;

Appearance – details of materials, style and impact upon the visual amenities of the area;

Landscape – impact of the proposal on the existing landscape;

Access – access to the development and parking provision.

1.3 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission.



## 2.0 PHYSICAL CONTEXT

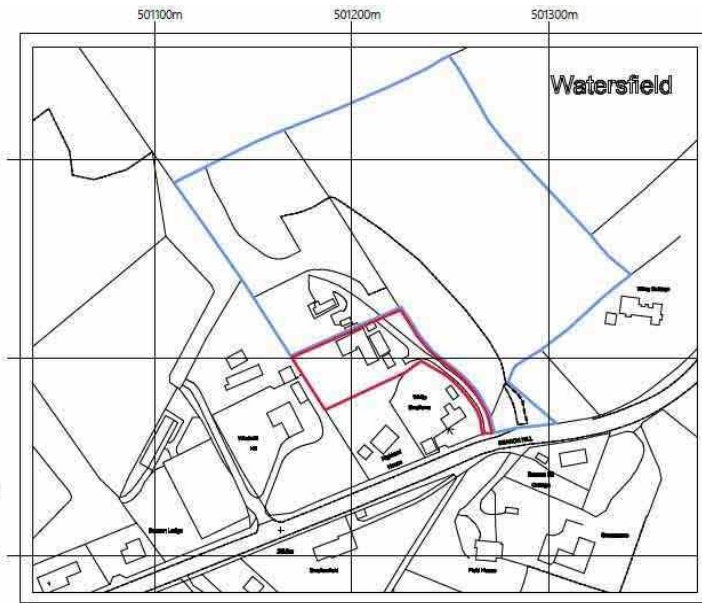
- 2.1 The application site is set within an edge of settlement location to the south west of Watersfield as the nearest settlement and within the South Downs National Park. The area has a rural character due to the low density development and is surrounded by agricultural land enclosed by mature hedgerows and trees.
- 2.2 The site itself lies to the south of the curtilage of Oakfield which is within the applicant's ownership and contains a number of redundant agricultural buildings of varying forms and condition. The buildings are predominately constructed from timber or metal cladding sheets and sit under profiled sheet roofs. The barns are set within mown grassland. The condition of the buildings not befitting of the character of the area. Access to the site and to Oakfield is via a single driveway from London Road which extends parallel to the east of White Swallows.
- 2.3 The site lies to the north of London Road and is set to the north of the nearest residential properties of White Swallows and Highland House, both which front the highway. To the west, the site lies contiguous with the

curtilage to Windmill Hill. By virtue of the location, the site is not visible to the public highway.

- 2.4 There are no public footpaths within the immediate vicinity of the site with the nearest right of way positioned some distance north and extending in a northwest to southeast direction within the undulating topography. The site itself does fall in a southerly and easterly direction which ensures that the land lies outside of any risk from fluvial, surface water and ground water flooding as determined by Environment Agency flood risk maps. The site also has no direct relationship with any heritage assets or the setting of any heritage assets.
- 2.5 The images below confirm the location of the site and provide an illustration of the current appearance.



Application site



Site access



View north through the site



Barns to be replaced

2.6 The Applicant has provided her story by way of background to the application and the reasoning for developing this proposal, highlighting the high demand and important need for the type of accommodation proposed. The Local Planning Authority is requested to consider this alongside the context of this Design and Access Statement.

2.7 “In April 2015 my 15 year old cousin Wyatt who lives in B.C Canada had a terrible quad bike accident, he was airlifted to hospital in Vancouver where he had surgery on his spine and spent months in rehab clinics. Wyatt is now a paraplegic and permanent wheelchair user. Wyatt’s dream was to travel to West Sussex to attend my wedding.

2.8 The medical team in Canada worked very hard to make it happen, extra physiotherapy, hydrotherapy, special assistance with airline travel and much encouragement from Rick Hansen (Canada's famous 'man in motion' and philanthropist for people with disabilities)...all I had to do was to find somewhere suitable for Wyatt to stay.

2.9 The Hilton Avisford Park is one of the very few local hotels that have two ground floor rooms with wet rooms for disabled people. These are in high demand and booked up long in

advance. On this occasion they were able to accommodate my cousin but due to other bookings he had to move from one room to the other, we were on hand to help but it's not an easy task for a person in a wheelchair to keep room swapping. I realised going forward, we would need to find alternative places for Wyatt to stay.

2.10 Prior to his accident Wyatt's family frequently visited from Canada to visit family members in the Pulborough/Petworth/ Arundel areas. Wyatt is now 20 years old, he has made great friends in West Sussex and would like to visit; he hasn't let his disability get in his way, he likes to live life to the full and given the right facilities is very independent.

2.11 In 2018 Wyatt's family were planning a surprise visit to Pulborough for Christmas. Planning began in June 2018 so time was available to find suitable accommodation as none of our homes are wheelchair accessible. We needed to book either a hotel room, guest house, B&B in the local area with a ground floor room and wheelchair shower facility. No special equipment needed.

2.12 We spent three days researching and visiting accessible holiday accommodation in our area, phoning any hotel or

guest house showing the wheelchair symbol on their website, in their advertising or on line listings. Very few of the places offering accessible rooms had never heard of a 'Disability Access Statement'.

2.13 I contacted Disabledholidays.com and asked for help, they list several places on the south coast but couldn't find any holiday cottages in our area or within the SDNP. They commented, "that area is definitely short on disabled holiday accommodation". I also contacted the SDNP centre in Midhurst but they were unable to provide a list of accommodation in the Park specifically for wheelchair users.

2.14 We were very disappointed and appalled to find so very few places for wheelchair users to stay locally and in the SDNP. We found many listings falsely sport the mobility wheelchair in their advertisements just to tick the appropriate box, with no true knowledge or understanding of wheelchair users and their needs. These are some of the problems that we encountered:

- Steps into/out of the bedroom (the wheelchair user would need an able bodied person to assist which raises the question of solo traveller safety in case of fire.
- Doorways too narrow to access in a wheelchair.

- Many do not have a wet room but a bath with a shower above and no hoist available.
- Insufficient room to transfer from a bed to a wheel chair.
- Insufficient room in some corridors to gain entrance to the room in a large wheel chair.
- Various floor levels throughout the wider building so access is limited.
- Bedroom windows often too high to see out when seated in a wheelchair.
- Car parking spaces too narrow to fully open a car door.
- Steps up to the check in area.
- Gravel pathways to negotiate.
- No laundry facilities.
- Not enough space to manoeuvre the wheelchair around the bathroom.
- Vanity units fitted so wheelchair users are unable to get close enough to the basin
- Basins fitted too high (would be under your chin from a wheelchair).
- Mirrors above high basins.
- Shower trays set to high to access easily in a wheelchair.
- Listed buildings are often unable to accommodate all aspects of accessibility and bedrooms/bathrooms too small for large wheelchairs to navigate.

- No relevant information on local facilities, amenities, day trips or places of interest with wheelchair access.
- No bins for disposal of medical items.

2.15 Sadly we were unable to find suitable accessible holiday accommodation in our area for Wyatt and the family were not able to visit for Christmas.

2.16 This inspired me to create holiday cottages, not just for our family members, but somewhere that will enable disabled and elderly visitors to the SDNP to stay confidently knowing that facilities are on hand. I believe that our site in Watersfield lends itself perfectly for this proposed development.

2.17 Our Aim is to provide flexible, accessible holiday accommodation enabling dignity and empowering people with various disabilities to be as independent as possible thus enhancing their holiday experience in the South Downs National Park. Our plans incorporate:

Accommodation and external areas on one level with no steps or thresholds to negotiate.

4 x large parking bays and 2 x rapid speed chargers for electric cars.

Easy access for emergency services.

Pathways linking all external areas (no gravel areas which are difficult to navigate in a wheelchair). Linked units to enable flexible accommodation for various groups of mobility challenged people or individuals as required.

Communal BBQ area surrounded by orchard.

Bathrooms with wheel in showers, grab rails , shower seat, lower level basin and mirror, raised height toilet with pull down grab rails.

User friendly kitchen: sink with no cupboards beneath, pull out cupboard shelves, deep low level drawers for pots, pans, dishes and cutlery, under counter fridge and microwave, oven with side hinged door, pull out lower level counter tops.

Low level windows for external views from wheelchair.

Wide doorways no thresholds.

Open plan living room/kitchen for easy spacious manoeuvrability.

Laundry facility.

Wheelchair charging points for battery powered chairs.

Medical and sharps waste disposal facilities.

Extra equipment on request e.g. hospital style bed, commode, hoist.

Brochure/information on all local facilities that are wheelchair friendly (post office, bank, hairdressers, taxi,

chemist, osteopath, station, library, grocery store, farm shop etc.,)

Brochure/information on mobility friendly activities and days out locally and within the South Downs National Park.

2.18 We also hope to incorporate and are currently looking into adaptations needed to accommodate guests with visual and hearing impairment.

2.19 We believe that the South Downs National Park has a unique opportunity to provide good quality holiday accommodation for people with various disabilities putting it on both the national and international map for visitors wishing to enjoy our beautiful countryside.”



### 3.0 PLANNING HISTORY

3.1 Hill View lies within the Local Authority area of Horsham District Council and under the administration of the South Downs National Park Authority for planning purposes. An examination of the on line planning register for both Authorities reveals no planning history for the application site, however the land to the north at Oakfield in the same ownership has been subject to the following planning applications:

CW/21/60 - Site for caravan. Permission granted 13<sup>th</sup> October 1960.

### 4.0 PLANNING POLICY CONTEXT

#### **National Planning Policy Framework (NPPF)**

- 4.1 The NPPF (2019) confirms its status within the planning process at paragraph 2 where it states: ***“The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions”***. The NPPF is therefore afforded weight in the decision-taking process.
- 4.2 The NPPF reinforces the drive for sustainable development within paragraph 7 stating that ***‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*** The pursuit of sustainable development continues to have three dimensions, now expressed as objectives, comprising an economic objective, a social objective and an environmental objective.
- 4.3 Paragraph 9 states that in pursuing sustainable development ***“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”*** This paragraph is

of paramount importance which identifies that the objectives of sustainable development outlined in paragraph 8 of the NPPF should be taken as a guide when determining what is sustainable, reinforcing that each planning decision has to be made on its own merits having regard to local circumstances.

4.4 Chapter 4 of the NPPF addresses decision-taking. Paragraph 38 states that '**Local planning authorities should approach decisions on proposed development in a positive and creative way.**'

4.5 The drive to support the rural areas is reinforced in Chapter 6 which confirms that to drive forward a prosperous rural economy and encourages '**sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings**'. Encouragement is also given to the diversification of agricultural businesses and, of particular relevance to this development, '**sustainable rural tourism and leisure developments which respect the character of the countryside**'.

4.6 Paragraph 84 also sets out that 'to meet local business and community needs in rural areas', sites may have to be found that are 'adjacent to or beyond existing settlements, and in locations that are not well served by public transport'. The key is that the development is sensitive to the surroundings and has no unacceptable highways impact. Encouragement is given to '**sites that are physically well-related to existing settlements**'. Notably the NPPF refers to the term 'settlements' as opposed to settlement policy boundaries therefore enabling development to occur within countryside locations which are not constrained by rigid policy boundaries.

4.7 In respect of car parking provision, Chapter 9 of the Framework states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.

4.8 Chapter 11 of the NPPF requires that development makes effective use of land with Paragraph 117 advocating that '**Planning policies and decisions should promote an 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”.** Paragraph 121 requires that a positive approach is taken to applications for alternative uses.

4.9 The NPPF places great emphasis upon the creation of high quality buildings and places within Chapter 12. Paragraph 127 sets out a number of tests for achieving high quality development set out within paragraph 127, which includes ensuring that developments (in summary):

- a) function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character, including the surrounding landscape setting.

4.10 Chapter 15 of the NPPF gives consideration to the natural environment. Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, by recognising the wider benefits of eco system services and

by minimising impacts on biodiversity. This is continued within paragraph 174 which refers to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential harm, with encouragement given to incorporating biodiversity enhancements in and around new development.

4.11 The Framework requires the delivery of a wide choice of high quality homes in areas where people want to live, creating sustainable, inclusive and mixed communities. The intrinsic character and beauty of the countryside should also be recognised with paragraph 172 requiring that ‘*great weight*’ should be given to conserving and enhancing the *landscape and scenic beauty in National Parks*’.

### **Local Planning Policy**

4.12 The Local Development Plan comprises the South Downs Local Plan 2014-2033 adopted on the 2<sup>nd</sup> July 2019. The following Policies are most relevant to the proposal:

Policy SD1 (Sustainable Development)

Policy SD4 (Landscape Character)

Policy SD5 (Design)  
 Policy SD8 (Dark Night Skies)  
 Policy SD9 (Biodiversity and Geodiversity)  
 Policy SD11 (Trees, Woodland and Hedgerows)  
 Policy SD19 (Transport and Accessibility)  
 Policy SD22 (Parking Provision)  
 Policy SD23 (Sustainable Tourism)  
 Policy SD25 (Development Strategy)  
 Policy SD50 (Sustainable Drainage Systems)

- 4.13 Policy SD1 (Sustainable Development) requires that a positive approach is taken in favour of sustainable development that additionally accords with the National Park purposes.
- 4.14 Policy SD4 (Landscape Character) requires that development conserves and enhances landscape character as well as the identity of settlements and the restorations of landscapes where natural or cultural features have been lost.
- 4.15 Policy SD5 (Design) requires that new development makes a positive contribution to the built environment, is

appropriate in design and layout and avoids harmful impacts upon neighbours.

- 4.16 Policy SD8 (Dark Night Skies) requires conservation of the intrinsic quality of dark night skies with opportunities also taken to reduce light pollution by avoiding the installation of lighting, or minimising the impacts of lighting.
- 4.17 Policy SD9 (Biodiversity and Geodiversity) seeks to conserve and enhance biodiversity and ecological networks whilst supporting habitat and commuting routes, the restoration of habitats and the creation of new habitats and linkages between sites.
- 4.18 Policy SD11 (Trees, Woodland and Hedgerows) requires the conservation and enhancement of trees, hedgerows and woodlands. Loss of non-protected trees, woodland and hedgerow is to be avoided unless appropriate replacement or compensation is provided.
- 4.19 Policy SD19 (Transport and Accessibility) seeks to minimise the need for travel and promotes the use of sustainable modes of transport. Development must also continue the safe and efficient operation of strategic and local road

networks as well as providing for appropriate highway improvements.

- 4.20 Policy SD22 (Parking Provision) sets out that proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of the development which is appropriately located and designed.
- 4.21 Policy SD23 (Sustainable Tourism) provides for proposals that create opportunities for visitors which is designed and located to minimise travel and does not detract from the character, historical significance, appearance or amenity of the area.
- 4.22 Policy SD25 (Development Strategy) sets out that development will be carried out within settlements that is appropriate in scale and nature to the character and function of a settlement and makes efficient use of land.
- 4.23 Policy SD50 (Sustainable Drainage Systems) seeks to ensure that new development does not create any net increase in surface water run-off through the implementation of sustainable drainage systems.

South Downs National Park Authority Management Plan (2014)

- 4.24 The Management Plan establishes the vision shared by the authorities which have land lying within the National Park. The Management Plan seeks to ensure that careful consideration is given to matters of cultural heritage.

## 5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 The NPPF sets out that opportunity should be given to support the rural economy, to encourage sustainable growth of rural communities as well as rural tourism. This confirms that the provision of tourism is an acceptable form of development in the countryside. Locally, Local Plan Policies SD23 and SD40 provide for tourist accommodation and the provision of small scale enterprises for rural diversification respectively.
- 5.2 The proposal would remain small scale and make a positive contribution to the site and also the countryside location. The existing buildings are not required for the management of the land. The reuse of the site would therefore make efficient use of the land as a rural diversification enterprise and provide an enhancement to the site. The management of the remaining land in the applicant's ownership can be met elsewhere on the site.
- 5.3 The development would therefore not cause demonstrable harm to the environment and be appropriate to the character

of the location having regard to the type and form of development.

- 5.4 The new buildings would provide self-contained holiday lets with living, sleeping, bathing and cooking facilities as required for day-to-day existence with all the specialist requirements as detailed in Chapter 2 provided for. Whilst these buildings would have the accommodation commensurate with residential units, it is the *use* of these buildings which ensures that an independent dwellinghouse is not created as highlighted by Court cases such as *Moore v The Secretary of State and New Forest District Council* (1998) and *Bloomfield v The Secretary of State and Anor* (1999).
- 5.5 These Court Cases acknowledged that self-contained holiday accommodation can have all the residential characteristics of a 'dwellinghouse'; however it is the occupation of such a structure as a holiday (or short term) let which is materially different to that of a long term home. This principle would apply to the site at Hill View with a tourist use (or short term let) of the buildings proposed rather than creating a new independent dwellinghouses in the countryside. As such, the units would not be

continuously occupied as a person(s) main or sole place of residence.

5.6 It is reiterated that bringing the site into an important use, in conjunction with improvements to the built form and natural environment would offer a proactive approach to supporting the rural economy and provide much needed accessible accommodation where there is a notable shortage within the South Downs National Park. The development would also have no greater impact upon the local area than the existing buildings.

5.7 In the absence of any harm generated by the proposed reuse of the site, it is evident that the redevelopment of the site would contribute towards the tourist industry serving the South Downs National Park with the Park Authority having a central objective which promotes:

*“the provision of the right amount of visitor accommodation, of the right quality, and in the right locations will be important to maximising the benefits that tourism can bring to the National Park, with overnight visitors adding much greater value to the local economy”.*

#### Amount and scale

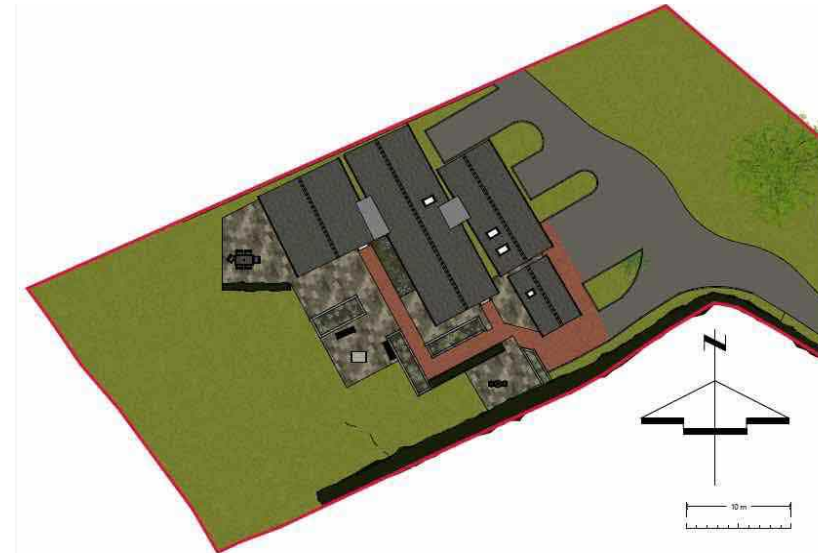
5.8 The proposed development would provide for the removal of three agricultural barns that are in a variable state of repair and replace these with the tourist units positioned on a similar footprint and of a similar scale. The site is of a size that can readily accommodate the development without impacting upon the surrounding character of the area and landscape setting. The scale of the units remains modest with the units being of single storey only to minimise the height and bulk. The scale of the proposal is therefore appropriate to this rural location, making efficient use of land and also bringing a redundant site back into a meaningful use which in turn, would contribute towards the rural economy.

## 6.0 LAYOUT, DESIGN & APPEARANCE

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment (Chapter 12). Locally, Policy SD5 (Design) addresses design matters in which proposals will only be permitted that ‘adopt a design led approach and respect the local character through sensitive and high quality design..’.
- 6.2 The development is located within a large plot and would see the removal of three outdated agricultural buildings, with each new unit siting within the broad location of an existing barn, therefore being distributed across the site and retaining the broadly north-south alignment. The units would be arranged to relate positively to each other with the overall arrangement ensuring natural surveillance as well as a safe and secure environment. The units are also linked by small lobbies therefore providing interconnectivity as required or equally, enable independent use according to the requirements of the resultant holiday makers.
- 6.3 The layout provides for parking and private amenity space with landscaping creating an attractive environment which

would complement the setting of the site, with parking to be provided on hardstanding to the east with level footways provided to access each unit.

Figure 1: Site layout



- 6.4 In reflecting the surrounding character, the proposed units would not sit disproportionate to the available space or overdevelop the site. The buildings would appear as modest units commensurate with the existing agricultural barns in terms of scale and form and would not encroach into undeveloped countryside. More notably, the development would increase the space about the buildings

opening up views through to the countryside beyond which currently are not available. The development would therefore have a net benefit upon the landscape character.

6.5 The approach to the layout ensures that the units integrate with the surroundings, would not have any unacceptable visual intrusion into public vantage points and would not visually compete with other properties in the vicinity of the site. The layout therefore would 'function well and add to the overall quality of an area' as required by the NPPF (para 127).

6.6 The scale and form of the units is appropriate to the location, and range in size to add variety and choice for visitors. Importantly however the units would retain an overall cohesive appearance commensurate with the agricultural landscape and the origins of the site. In this regard, the buildings are to adopt a simple profile with minimal embellishments to ensure that these remain sympathetic to the local character and the surrounding landscape.

6.7 It is intended for the buildings to be constructed from high quality materials with elevations of timber cladding sitting

under slate roofs. This draws upon the local vernacular to ensure that the development appropriately respects the location. Traditional building methods would be used in the construction process to ensure the buildings and their fittings also meet efficient levels of water and energy use.

Figure 2: Elevations



South West Elevation



South East Elevation



North East Elevation



North West Elevation



*Amenity*

- 6.8 Policy SD5 additionally seeks to protect the amenities enjoyed by neighbouring development which is generally considered to address matters of privacy, light, noise, vibration, and pollution. The nearest dwellings to the site comprise Oakfield to the north, White Swallows and Highfield to the south and Windmill Hill to the south west.
- 6.9 The holiday let units would bring the land back into use bringing new activity representing a change to the current situation. In terms of privacy, the units remain single storey therefore would not result in any new overlooking. The intervening distances between the units and the neighbouring properties is additionally sufficient to ensure no loss of light or adverse noise would arise. The impact upon the dwellings would not be significantly greater than the barns being in a functioning agricultural use.
- 6.10 The units themselves would be provided with good levels of daylight to facilitate the internal environment and minimise use of artificial lighting. External patios are also provided to provide enjoyment of the outdoors with these to be paved to

ensure accessibility for future visitors. The proposal therefore accords with the requirements of the Local Plan.

Figure 4: Elevations of storage building

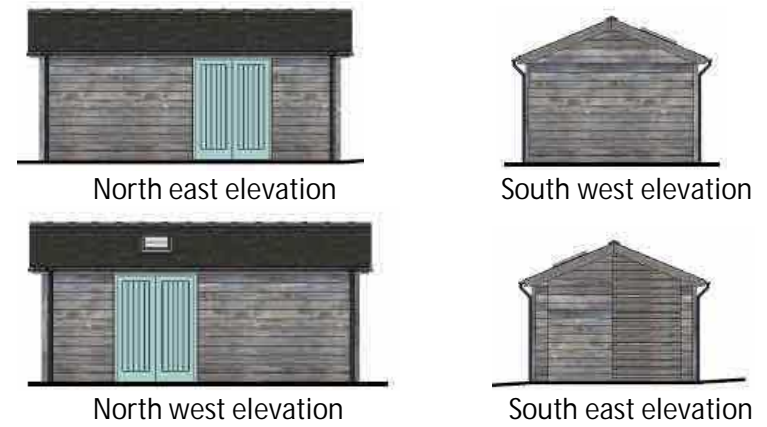
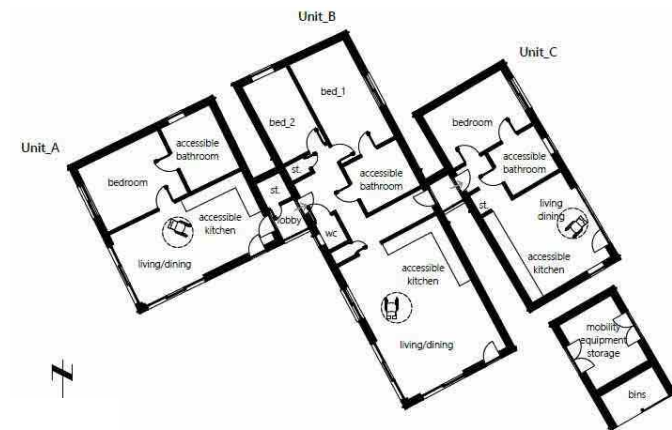


Figure 5: Floor Plans





### *Natural Environment*

- 6.11 The NPPF requires that local planning authorities should preserve and enhance biodiversity and that new development should adequately mitigate against any potential harm. The location of the site within the South Downs National Park also imposes a statutory purpose to conserve and enhance natural beauty. Relevant Local Plan policies addressing the impact upon the natural environment comprise Policy SD4 (Landscape character), Policy SD9 (Biodiversity and Geodiversity) and Policy SD11 (Trees, Woodland and Hedgerows).
- 6.12 No natural features such as trees, hedgerows or woodland that have public amenity value are adversely affected by the proposal. This ensures that natural wildlife corridors and contribute to the landscape character are retained. The proposed development will require the removal of the existing barns and modest levelling to ensure that the units are fully accessible for future users. The poor condition of the existing buildings limits the attractiveness to species such as bats and birds however the works to the site would be carried out using a precautionary approach to ensure that no harm arises to any protected species.

- 6.13 The development would be supplemented by new landscaping to assimilate the development into the landscape. The works therefore do not generate adverse harm to protected species or flora of interest. With enhancements in place, it is expected that the development would result in a net gain and potential long term positive increase in biodiversity.
- 6.14 The modest levelling of the site would be undertaken in conjunction with the installation of new drainage to ensure that the change in topography, in conjunction with the provision of new hardstanding would not result in any adverse harm to drainage on the site.

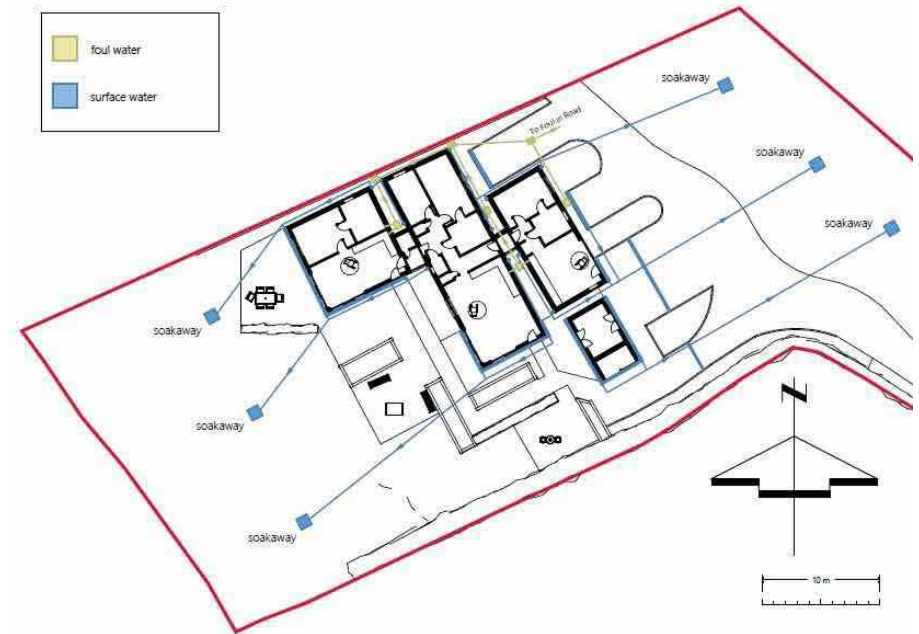
Figure 6: Changes in site levels



*External lighting*

- 6.14 Policy SD8 (Dark Night Skies) requires conservation of the intrinsic quality of dark night skies with opportunities also taken to reduce light pollution by avoiding the installation of lighting, or minimising the impacts of lighting. Whilst this is only an emerging policy, the development is mindful of its location within the National Park.
  
- 6.15 The development would not be provided with external lighting to ensure that the night skies about the site remain dark, which in turn benefits nocturnal wildlife. The openings on the new units are not of any excessive size as to result in the significant transfer of light, and internally would be provided with blinds or curtains to further reduce the light emitted.

Figure 7: Proposed drainage

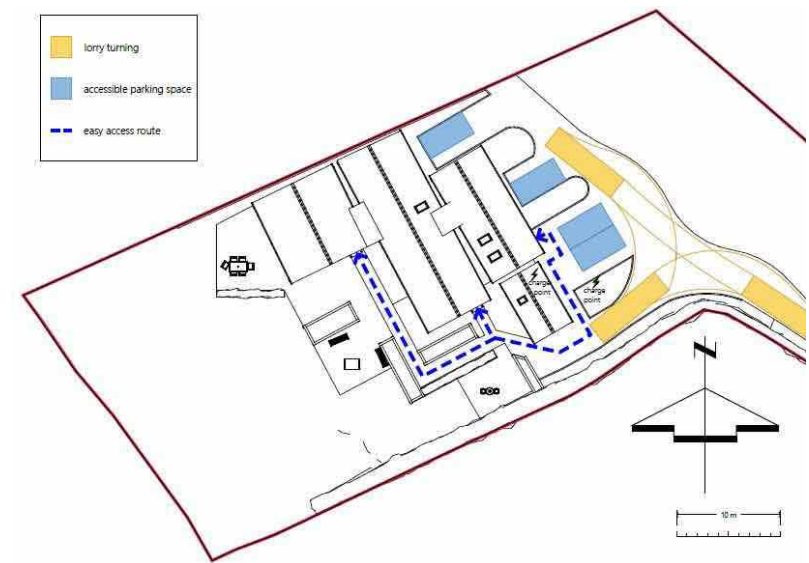


## 7.0 ACCESS AND CAR PARKING PROVISION

- 7.1 Local Plan Policies SD19 and SD22 address transport and accessibility of new development and the on-site parking provision respectively. These policies seek to ensure that development has no adverse highway impacts, that there is safe and adequate means of access and that parking meets on site requirements.
- 7.2 The proposed development would not generate an adverse volume of vehicular movements as to harm highway safety or the free-flow of traffic. The vehicle movements associated with the tourist occupation and therefore of a different nature to any agricultural use on the site.
- 7.3 Access to the site would be taken from London Road via the existing junction serving Oakfield and has appropriate visibility along the highway to ensure safe access and egress. Whilst this would result in an increase in vehicles passing the curtilage of White Swallows, there would not be any adverse harm to amenity, with the volume and type of vehicles not significantly different to any fully functional agricultural business that could otherwise operate from the site.

- 7.4 Within the site, the existing driveway is to be widened to provide appropriate space for parking and turning, to include accessibility for larger vehicles (e.g. for construction/refuse collection) with four parking spaces to be provided on site equating to the cumulative number of bedrooms. The site is also provided with a storage building for mobility vehicles, with this to also contain a charging point. The development would therefore provide parking to meet the Local Planning Authority's parking standards.

Figure 8: Accessibility



## 8.0 CONCLUSIONS

- 9.1 This Planning, Design and Access Statement demonstrates that the proposed development is compliant with the aims of the NPPF and the South Downs Local Plan to encourage sustainable development and contribute towards the provision of tourist accommodation within the National Park.
- 9.2 The development would be sited on land to the south of Oakfield and would replace outdated agricultural buildings in varying states of repair with three units of tourist accommodation together with a storage building as a rural enterprise. Of particular note, the tourist units seek to address a shortage of fully accessible accommodation to provide for visitors with additional needs. Whilst the site is located in the countryside, it is not an 'isolated' location sitting within a settlement that also has good access to facilities within nearby communities as advocated by the NPPF.
- 9.3 The replacement buildings are to reflect the footprint and form of the existing agricultural buildings, and in conjunction with use of materials appropriate to the locality,

would be commensurate with the character of the area and be of an energy efficient construction.

- 9.4 The development would be delivered in conjunction with creation of hardstanding to provide for the parking and turning of vehicles associated with the use of the buildings as well as providing accessible outdoor space for the enjoyment of visitors. In conjunction with new landscaping and sustainable drainage, the development would sit comfortably within the landscape.
- 9.5 It is concluded that the proposal complies with the NPPF and the relevant policies contained within the Development Plan. It is hoped that the Local Planning Authority grants planning permission.