

Mr Dale Mayhew
Mocatta House
Trafalgar Place
Brighton
BN1 4DU

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

Application No: SDNP/22/00396/FUL

Applicant Name: Wiston Estate

Proposal: Demolition of existing industrial building and construction of a building for storage of wine

Site Address: North Farm, Chanctonbury Game, London Road, Washington, RH20 4BB

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 26th January 2022.

This permission is subject to the following conditions:-

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

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

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

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

3. The building shall only be used for storage purposes relating to the Wiston Winery enterprise, which is a B2 General Industrial Use as defined by Schedule 2 Part A of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, and for no other purposes whatsoever.

Reason: In the interests of amenity, and to enable the Local Planning Authority to regulate and control the development of land and buildings.

4. Prior to development above slab level, details of materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area. This is required to be a pre-commencement condition because it is necessary to agree such details prior to commencing works.

5. Prior to the commencement of the development hereby permitted a design stage sustainable construction report shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:
 - i) SBEM calculations
 - ii) Product specifications
 - iii) Grown in Britain or FSC certificates where applicable;
 - iv) Sustainable material strategy;
 - v) Building design details;
 - vi) Layout or landscape plans demonstrating that the building has:
 - a) Reduced predicted CO2 emissions by at least 19% due to energy efficiency and;
 - b) Reduced predicted CO2 emissions by a further 20% due to on site renewable energy compared with the maximum allowed by building regulations; and further optional measures relating to:
 - Water consumption;
 - Adapting to climate change;
 - Sustainable materials;
 - Sustainable waste.

Thereafter the development shall be built in accordance with the approved details.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change. This is required to be a pre-commencement condition because it is necessary to agree such details prior to commencing works.

6. Prior to the first use of the development hereby permitted a post construction stage sustainable construction report shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:
 - i) SBEM calculations
 - ii) Product specifications
 - iii) Grown in Britain or FSC certificates where applicable;
 - iv) Sustainable material strategy
 - v) Building design details
 - vi) Layout or landscape plans demonstrating that the building has:
 - vii) Reduced predicted CO2 emissions by at least 19% due to energy efficiency and;
 - viii) Reduced predicted CO2 emissions by a further 20% due to on site renewable energy compared with the maximum allowed by building regulations and further optional measures relating to:
 - Water consumption;
 - Adapting to climate change;
 - Sustainable materials;
 - Sustainable waste.

The use of the development shall be carried out in accordance with the approved details which shall thereafter be retained.

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

7. Prior to development above slab level, a detailed scheme of biodiversity and ecosystem services enhancements to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall identify and incorporate measures to secure net gains in biodiversity, carbon reduction and sustainable management of water resources, not limited to the following:

- i) Locally appropriate planting to support habitat creation;
- ii) Creation of wildlife features such as habitat piles;
- iii) Provision of a minimum of at least 1 No bat and 1 No bird box;
- iv) Rainwater catchment/capture at source solutions for surface water run-off;
- v) Renewable energy solutions such as pv panels, where feasible.

The approved scheme shall be fully implemented and maintained in accordance with the approved details.

Reason: To ensure that the development provides an acceptable level of enhancement in accordance with the National Park's first purpose through the provision of ecological and ecosystem services enhancements, and biodiversity net gain.

8. No external lighting shall be installed to the building.

Reason: In the interests of amenity and to protect the South Downs International Dark Skies Reserve.

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	211005_RI_000		26.01.2022	Approved
Plans - Block Plan	211005_RI_002		26.01.2022	Approved
Plans - Existing Ground Floor Plan	211005_RI_100		26.01.2022	Approved
Plans - Existing North and South Elevations	211005_RI_101		26.01.2022	Approved
Plans - Existing East and West Elevations	211005_RI_102		26.01.2022	Approved
Plans - Proposed Ground Floor Plan	211005_RI_200		26.01.2022	Approved
Plans - Proposed North and West Elevations	211005_RI_201		26.01.2022	Approved
Plans - Proposed South and East Elevations Plan	211005_RI_202		26.01.2022	Approved
Plans - Short Sections Plan	211005_RI_300		26.01.2022	Approved
Plans - Proposed Materials Plan	211005_RI_900		26.01.2022	Approved

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



TIM SLANEY
Director of Planning
South Downs National Park Authority
23rd March 2022

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 [REDACTED] per request of [REDACTED] 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 [REDACTED] 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:

[REDACTED] 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.