

**EMAIL ONLY**

Development Management  
South Downs National Park Authority

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2 February 2024

Dear Sir/ Madam,

**Application to Discharge Condition 4 (Details of Materials and Finishes) and Condition 7 (Scheme of Biodiversity and Ecosystem Services Enhancements) in respect of Planning Permission SDNP/22/00396/FUL for the demolition of existing industrial building and construction of a building for storage of wine on Land at North Farm, London Road, Washington, RH20 4BB**

I write on behalf of my client, the Wiston Estate, and further to the grant of planning permission for works involving the demolition of existing industrial building and construction of a building for storage of wine, on land at North Farm, London Road, Washington.

Planning permission for the works was granted in a Decision Notice dated 23rd March 2023 (LPA reference: SDNP/22/00396/FUL). The permission was the subject of a number of conditions, including Condition 4 - (external materials and finishes), and Condition 7 - (scheme of biodiversity and ecosystem services enhancements). Both conditions require details to be submitted to, and approved in writing by, the Local Planning Authority prior to any development above slab level.

This submission comprises an application for approval of details reserved by these conditions.

In addition to this cover letter, the application submission documents comprise:

- Application form;
- Proposed Materials, Drawing no.: 211005\_R1\_900 (by Manorwood, dated January 2022);
- Kingspan QuadCore® KS1000RW Wall Panel Product Data Sheet;
- Kingspan QuadCore® KS1000RW Roof Panel Product Data Sheet;
- Kingspan XL Forte Colour Data Sheet; and
- Scheme of Biodiversity and Ecosystem Services Enhancements (by dowsettmayhew, dated January 2024).

#### Condition 4 - Details of Materials and Finishes

Condition 4 of SDNP/22/00396/FUL states that:

*“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 commencement condition because it is necessary to agree such details prior to commencing works.”*

#### Proposed Materials and Finishes

The building is designed to be of steel framed construction attached to pad foundations.

The existing blockwork and concrete arising from the demolition of the existing building will be crushed onsite and used in the implementation of the development, including providing the pad foundations for the structure. The floor of the building will be surface finished in concrete.

The walls will be formed of Kingspan KS1000RW 73mm QuadCore insulation panels with an external colour finish of forte olive green (RAL 100 30 20/ BS12B27).

The roof will be formed of Kingspan KS1000RW 115mm QuadCore insulation panels also with an external colour finish of forte olive green (RAL 100 30 20/ BS12B27).

The Kingspan panels are comprised of metallic protected steel to BS EN 10346: 2016. Photographs detailing their material finish and colour are detailed in the submitted Proposed Materials drawing (no.: 211005\_R1\_900).

The building would also feature roller shutter doors, and steel personnel doors, examples of which are also detailed in the submitted Proposed Materials drawing (no.: 211005\_R1\_900).

It is submitted the proposed materials and finishes would be in keeping with the character and appearance of North Farm, and the wider countryside location, in accordance with Policy SD5 of the South Downs National Park Local Plan.

On this basis, it is requested that Condition 4 of planning permission SDNP/22/00396/FUL be discharged, to enable occupation of development.

#### Condition 7 - Scheme of Biodiversity and Ecosystem Services Enhancements (SBESE)

Condition 7 of SDNP/22/00396/FUL states that:

*“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."*

#### Scheme of Biodiversity and Ecosystem Services Enhancements (SBESE)

The application is accompanied by a Scheme of Biodiversity and Ecosystem Services Enhancements (SBESE). This details the proposed biodiversity and ecosystem services enhancements that are to be incorporated into the development and wider site, and maintained thereafter.

The SBESE provides details of each enhancement feature, as requested by the SDNPA in its condition.

The ecological enhancements comprise the proposed provision of bat and bird boxes to the east of the site, the creation of a small log pile to provide refuge for wildlife to the south of the site, the provision of on-site renewable energy in the form of 16 solar PV panels on the roof of the approved building, generating some 3,065 kWh of electricity, and the use of a sustainable drainage basin to the south of the site, for discharging surface water run-off from the roof of the building. All the enhancements are located on land within the ownership of the applicant, the Wiston Estate.

It is submitted that the proposed features would create biodiversity and ecosystem services enhancements to the application site and wider Wiston Estate, in accordance with the Policy SD of the adopted South Downs National Park Local Plan and National Planning Policy Framework.

On this basis, it is requested that Condition 7 of planning permission SDNP/22/00396/FUL be discharged, to enable occupation of development.

#### Summary

This application seeks Discharge of Condition 4 and 7 attached to the grant of planning permission for SDNP/22/00396/FUL at land at North Farm, London Road, Washington, in respect of the demolition of existing industrial building and erection of a new building for storage of wine.

Condition 4 requires the submission and approval of details of materials and finishes. Condition 7 requires the submission and approval of a scheme of biodiversity and ecosystem services enhancements. The development is to be implemented in full accordance with the approved details.

It is submitted the proposed materials and finishes are suitable, and would be in keeping with the character and appearance of North Farm and the wider countryside location.

It is submitted the proposed Scheme of Biodiversity and Ecosystem Services Enhancements would deliver material biodiversity and ecosystem enhancements to the application site and wider Wiston Estate.

It is therefore submitted both Condition 4 and 7 should be discharged, enabling development above slab level to commence.

I look forward to receipt of confirmation of registration of the application and positive determination as soon as possible. Should you require any further information, please do not hesitate to let me know.

Yours sincerely



**Dale Mayhew BA (Hons) BTP MRTPI**  
Director

Enc: Application Form  
Proposed Materials, Drawing no.: 211005\_R1\_900 (by Manorwood, dated January 2022)  
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Scheme of Biodiversity and Ecosystem Services Enhancements (by dowsettmayhew, dated January 2024)