



THE CHESTNUT HORSE

Planning, Design, Access & Heritage Statement

April 2024

LUKEN  BECK

Document Revisions

REVISION:	DATE:	AUTH:
v1	22/04/24	DJ/JB

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Disclaimer

This document has been prepared by Luken Beck on behalf of our client for the purposes set out in this statement. All drawings within this document are not to scale and only for diagrammatic and illustrative purposes. This document should be read in conjunction with the supporting technical reports, plans and drawings.

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Introduction

This Planning Statement has been prepared for The Chestnut Horse Ltd. to accompany a Full Planning and Listed Building Application for the erection of single storey extensions and minor alterations at The Chestnut Horse.

Background to the Scheme

The proposals comprise the erection of a modest single storey extensions to the rear of the recent kitchen extension at The Chestnut Horse, a Grade II Listed Public House located within the Easton Conservation Area and South Downs National Park. The Chestnut Horse has very recently been extended through the removal of a number of ad hoc extensions and their replacement with a new dining area/village shop/kitchen which has breathed new life into the Public House and secured its future.

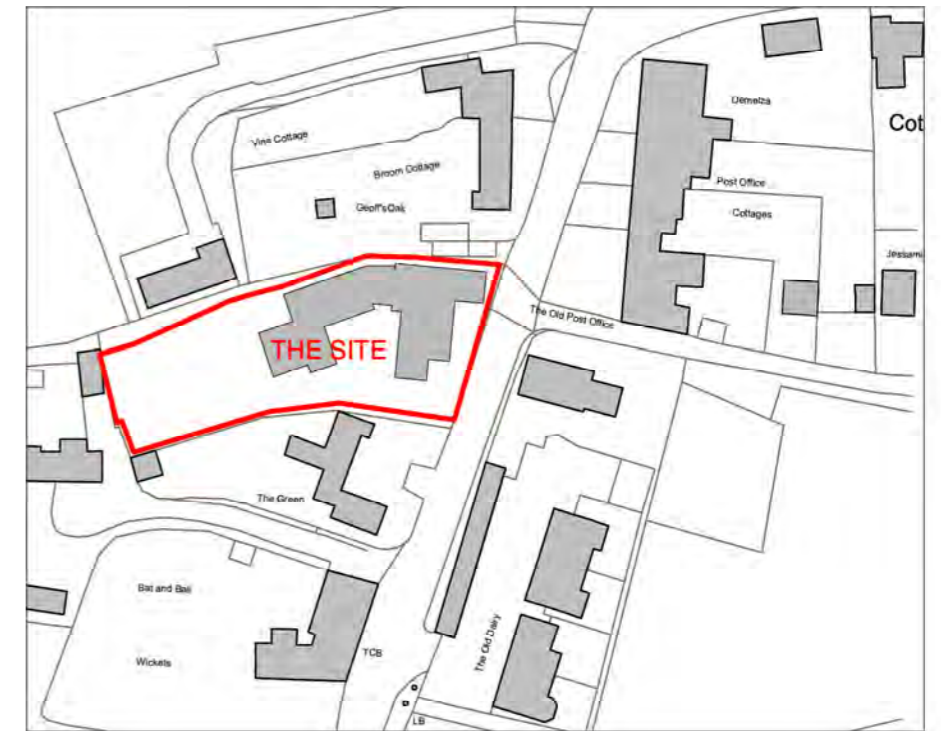
This application seeks permission for the following:

- › Erection of timber clad, single storey extension at rear to provide better internal circulation and means of escape in the event of a fire;
- › Erection of a single storey enclosure for the kitchen extraction system
- › Minor alterations to include new flue to serve a woodburner, a timber screen to mask an existing soil pipe serving the hotel bedrooms which was revealed following demolition of the previous kitchen and introduction of fascia and an amendment to the exposed oak truss within the new dining area fronting the access driveway.

The proposals are principally to the most recent extension to the building and do not materially affect the significance of the heritage asset or the wider setting of the Conservation Area or the natural beauty of the South Downs National Park in which the site is located.
Background to this Statement

Purpose of this Document

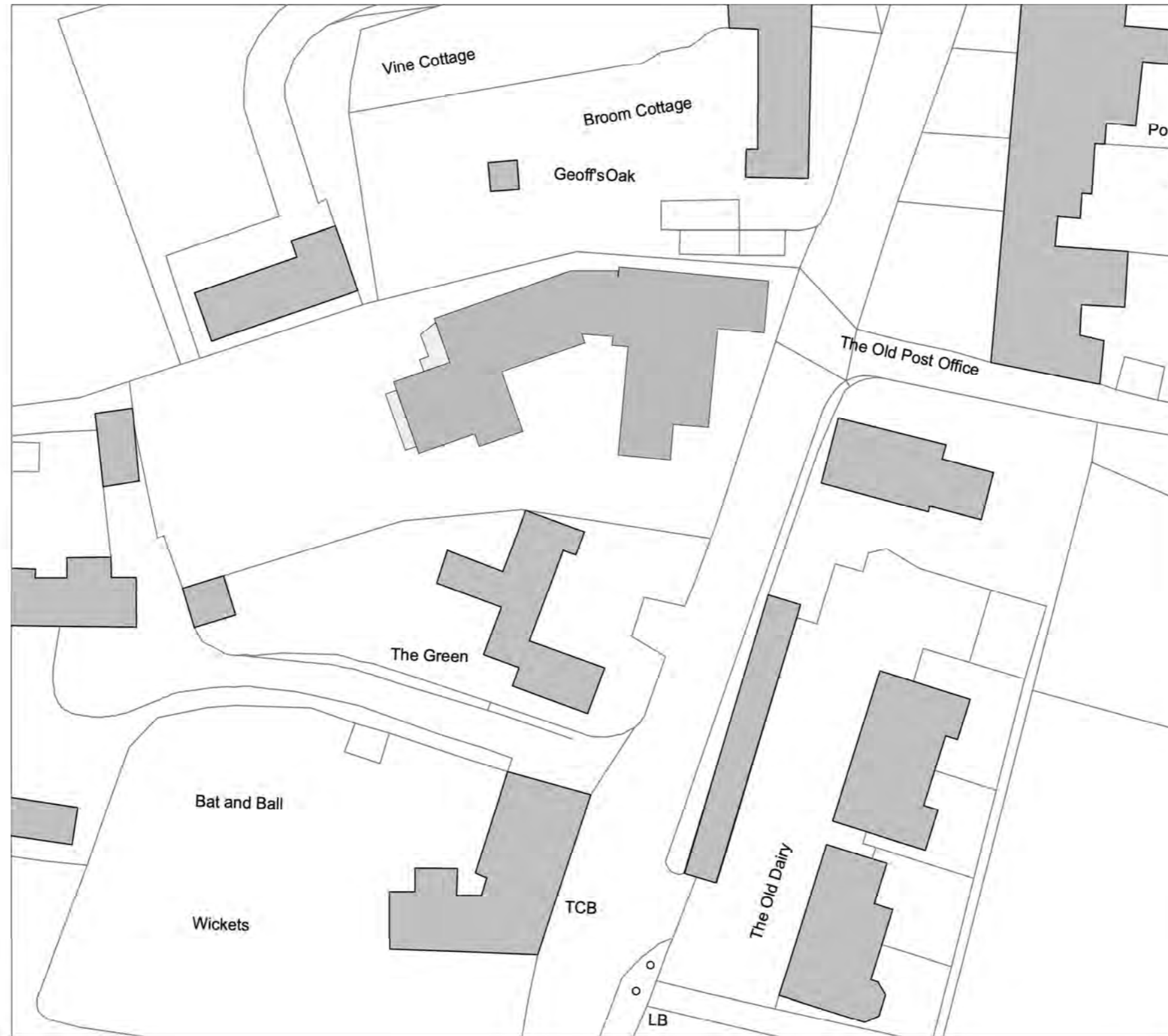
This Planning Statement summarises the planning context for the site and its surroundings, sets out the relevant planning policy and guidance that serve as the appropriate framework for determining this application and provides an assessment of the proposals in that context.



Location Plan
Scale 1: 1250



INTRODUCTION



Block Plan
Scale 1: 500

Outline of proposed extension

Outline of existing buildings



SITE CONTEXT

Site Context

Site Location & Description

The site comprises a Grade II Listed Public House, The Chestnut Horse, set within the village of Easton, Hampshire. The original 17th Century building has recently been extended and the proposals are largely to the later 21st century addition.

The Chestnut Horse is bounded by Avington Park Lane, a narrow lane running through Easton village. Easton is situated within Itchen Valley Parish, set 2 miles north of Winchester and 5 miles west of New Alresford.

Heritage Status

The site sits within the defined boundaries of Easton Conservation Area as identified within the Easton Conservation Map (2011). Easton Conservation Area was first designated in April 1972. Easton's evolution as a rural community is reflected in the present day variety and dispersal of house and cottage types. The Easton Conservation Area Technical Assessment (December 1997) confirms that, like most villages, the earlier buildings in the village have undergone a series of alterations, hiding their original elements. The Technical Assessment also explains that The Cricketers Inn, The Chestnut Horse and Easton Garage were all that remained at that time from a once self-sufficient rural settlement.

The full Historic England entry (1350476) reads as follows:

"Public House. C17 with 2 C18 hipped bays added to side and then extended C19; C17 road end bay rebuilt C20. Timber-frame with brick infill and additions half colour washed and half rendered, old plain tile and slate roof. 3 bay and smoke bay C17 building, end on to road, with on side, to centre and smoke bay, C18 hipped bays added with 2 C19 bays added to end of C18 bay nearer road. Road bay of timber-frame rebuilt as timber-frame with plaster infill C20. Timber-frame exposed on remaining C17 bays on far side. Road elevation 2 storey with projecting right rebuilt bay of timber-frame and brick and 3 bays of C18 wing to left, the right bay being earlier, with incised render. Right bay has C20 3-light casements on each floor and 2-light casements on side. At junction between 2 parts corner hipped hood on brackets with 2 wide top-glazed doors under. Next to door in earlier C18 bay 2-light casement with 12-pane flush framed sash above. Left 2 bays have 4-panel top-glazed door with flat hood and 2-light casement each side and above. Hipped roof

to right gable and to right bay of wing, low pitched slate roof to other bays. Large ridge stack above junction."

Site context

There are 32 Listed Buildings within the village of Easton, five of these 32 are Grade II Listed Buildings in the immediate context of The Chestnut Horse, including The Farmery to the North-West, Demelza and Old Post Office Cottages opposite the site to the east, Broom Cottage directly to the north and Bat and Ball Wickets to the south.

Site Planning History

The most relevant planning history to the site is summarised below;

- › **SDNP/23/00438/FUL**
Demolition of existing extensions and outbuildings and erection of single-storey rear extension to provide enhanced kitchen / dining facilities and village shop.
Approved 20 June 2023
- › **SDNP/23/00439/LIS**
Demolition of existing extensions and outbuildings and erection of single-storey rear extension to provide enhanced kitchen / dining facilities and village shop.
Approved 20 June 2023

Spatial Designations

The site is located within the Easton Conservation Area and South Downs National Park. The site is also located within the proximity and setting of 5 Listed Buildings, shown as blue circles on the plan.





National Policy

National Planning Policy Framework (NPPF)

Guidance is provided in the form of the NPPF, published in December 2023, which is a significant material consideration in the determination of planning applications. The NPPF confirms the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). Furthermore, Paragraph 8 advises that there are three over-arching objectives to sustainable development, namely economic, social and environmental. With regard to each objective, the NPPF defines their purpose as;

An Economic Objective: To help build a strong, responsive and competitive economy ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

A Social Objective: To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An Environmental Objective: To contribute to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 10 continues;

"So that sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development..."

It confirms in Paragraph 11 that in decision-taking this means (inter alia);

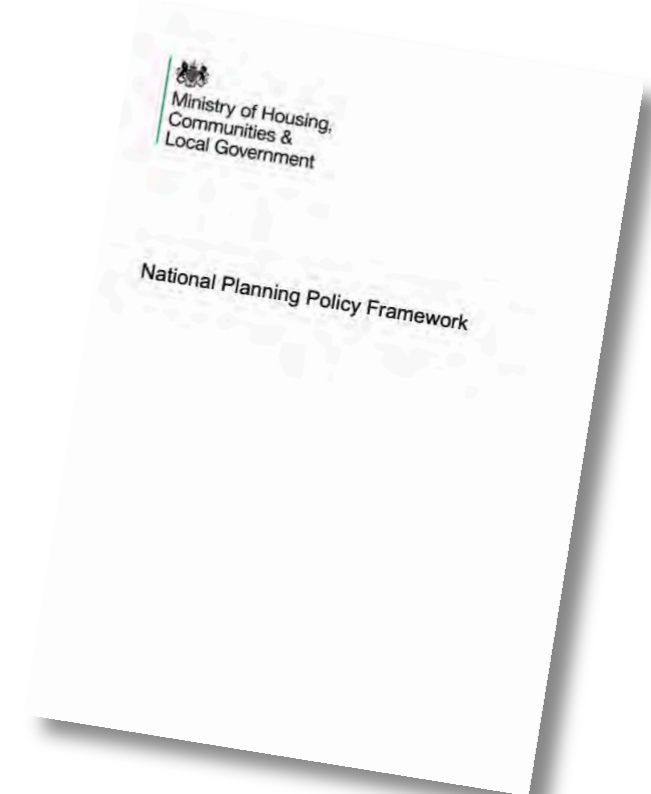
"c) approving development proposals that accord with an up-to date development plan without delay"

With respect to decision-making, Paragraph 38 of the NPPF advises;

"Local planning authorities should approach decisions to proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

Under the Chapter 'Building a Strong, Competitive Economy', Paragraph 85 sets out;

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."



As the site is within a rural village, the NPPF supports rural services which provide the retention of services to the community, Paragraph 88 states:

Planning policies and decisions should enable:

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The site is one of two public houses within Easton Village, which promotes social interaction and meetings.

Paragraph 96 states:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

Paragraph 97 seeks for areas to retain social and community facilities, stating decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraphs 135, 137 and 139 provide additional advice;

"Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the 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 and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

"Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by

their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

Section 15 which requires development to conserve the natural environment is of relevance to this proposal, due to the site being located within South Downs National Park:

Paragraph 182 states;

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 191 discusses the need for development to preserve the natural environment by way of control of pollution:

Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

The application site is a Listed Building and is set within Easton Conservation Area.

Section 16 - "Conserving and enhancing the historic environment" is of particular relevance.

Paragraph 195 makes clear the importance of preserving heritage assets:

These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 205 goes further to discuss the importance of retaining the heritage asset:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208 states:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

National Design Guide (NDG)

Additional guidance by national government is provided within the National Design Guide, amended in January 2021, and is a significant material consideration in any forthcoming determination of planning application. Paragraph 3 of the guide highlights;

"The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. [...]"

The National Design Guide sets out ten different characteristics that developments should achieve to create the physical character, whilst nurturing and sustaining a sense of community and working positively to address environmental issues that are impacting the climate as specified in Paragraph 35. These characteristics include the following;

- › Context - Enhances the surroundings
- › Identity - Attractive and distinctive
- › Built Form - A coherent pattern of development
- › Movement - Accessible and easy to move around
- › Nature - Enhanced and optimised
- › Public Spaces - Safe, social and inclusive
- › Uses - Mixed and integrated
- › Homes and Buildings - Functional, healthy and sustainable
- › Resources - Efficiency and resilient
- › Lifespan - Made to last



English National Parks and the Broads: UK Government Vision and Circular 2010

This document sets out the importance of National Parks as having the highest status of protection with regards to protection of the landscape and natural beauty. This document is a material planning consideration for this proposal.

The National Park's Purposes and Duty is as follows:

Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park.

The 2010 Government Vision for the National Parks, emphasises the statutory National Park Purposes and Duty and the 1995 Environment Act requires all relevant authorities to have regard of them. The Purposes and Duty need to be uppermost in the minds of applicants and designers when considering proposals for new development. Where there is an irreconcilable conflict between them, case law requires greater weight be applied to Purpose 1.

Assessments of design quality will be made with reference to the National Parks' Purposes and Duty and Purpose 1 in particular. Applicants should demonstrate how they will conserve and enhance natural beauty, wildlife and cultural heritage.

Within the diversity of the English countryside, the Parks are recognised as landscapes of exceptional beauty, fashioned by nature and the communities which live in them.

The National Parks and Access to the Countryside Act 1949 ('the 1949 Act') enabled the creation of the National Parks, and ensures that our most beautiful and unique landscapes have been, and will continue to be, protected in the future. It makes provision for everyone to enjoy them.

The 1949 Act defines the National Park purposes as being to conserve and enhance natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities of the National Parks by the public. The Broads shares these two purposes but also has the third purpose of

protecting the interests of navigation.

The Government continues to regard National Park designation (together with that for Areas of Outstanding Natural Beauty ('AONBs')) as conferring the highest status of protection as far as landscape and natural beauty is concerned. The Parks represent an important contribution to the cultural and natural heritage of the nation. The Parks are living and working landscapes and over the centuries their natural beauty has been influenced by human activity such as farming and land management activities. They contain important wildlife species, habitats and geodiversity, many of which have been formally recognised as being part of national and international importance (28% by area of SSSI in England is found in National Parks). Section 11A(1) of the 1949 Act places on the NPAs a duty 'to seek to foster the economic and social well-being of local communities within the National Park' in pursuing the two purposes.



Local Planning Policy

South Downs Local Plan 2014-2033

The Local Plan sets out the core policies and overarching principles of development for the National Park.

- › **Core Policy SD1 - Sustainable Development:** When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development.
- › **Strategic Policy SD2 - EcoSystem Services** Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services
- › **Strategic Policy SD4 - Landscape Character:** Requires developments to conserve and enhance the landscape character in the National Park. Developments should reflect the context and type of landscape and safeguard the experiential and amenity qualities of the landscape.
- › **Strategic Policy SD5 - Design:** Requires design to be a landscape-led approach and respect the local character, making a positive contribution to the overall area. Development should integrate sympathetically with the existing character of the area and provide an appropriate scale, density, massing and height with the existing built form.
- › **Strategic Policy SD7 - Relative Tranquility:** Requires development to conserve relative tranquillity and should consider the experience of users on the ProW and other publicly accessible locations.
- › **Strategic Policy SD8 - Dark Night Skies:** Requires proposals to take all opportunities to reduce light pollution and ensure that sky quality in the surrounding area is not negatively affected.
- › **Strategic Policy SD12 - Historic Environment:** Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting. Development proposals will be permitted where they enhance or better reveal the significance of the heritage asset. Development proposals

which appropriately re-use redundant heritage assets, securing long-term conservation, including their setting will be permitted.

- › **Development Management Policy SD13 - Listed Buildings:** Requires development to preserve or enhance the significance of the listed building and its setting by demonstrating that loss of the existing fabric and detail of significance is to be avoided. Or that harm to the significance of the listed building and its setting is considered to be outweighed by public benefits.
- › **Development Management Policy SD15 - Conservation Areas:** Development proposals within a conservation area, or within its setting, will only be permitted where they preserve or enhance the special architectural or historic interest, character or appearance of the conservation area
- › **Development Management Policy SD22 - Parking Provision:** Development proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of that development. Wherever feasible, electric vehicle charging facilities must also be provided.
- › **Development Management Policy SD43 - New and Existing Community Facilities:** Development proposals for new and/or expanded community facility infrastructure will be permitted where:
 - a) They demonstrate a local need;
 - b) The scale of the proposed infrastructure is proportionate to the local area;
 - c) There has been prior local community engagement;
 - d) They are accessible and inclusive to the local communities they serve; and
 - e) Appropriate consideration has been given to the shared use, re-use and/or redevelopment of existing buildings in the host community.
- › **Strategic Policy SD48 - Climate Change and Sustainable Use of Resources:** All development proposals will be required to demonstrate, proportionately, how the development addresses climate change mitigation and adaptation through the on-site use of low carbon technologies, sustainable design/construction, and low carbon materials.

- › **Strategic Policy SD49 - Flood Risk Management:** Development proposals will be permitted that seek to reduce the impact and extent of all types of flooding
- › **Development Management Policy SD54 - Pollution and Air Quality:** Requires development to demonstrate that air, noise, vibration, light, water, odour and other pollutants do not have a significant negative affect on people and the natural environment.



South Downs Partnership Management Plan

- › **General Policy 1 - Landscape and Natural Beauty:** This policy requires the landscape is to be conserved and enhanced for future generations to appreciate and enjoy.
- › **General Policy 5 - Outstanding Experiences:** This policy encourages enabling everyone to have access to facilities, ensuring facilities for all groups can benefit from local community facilities or without have vehicular access.
- › **General Policy 7 - Health and Wellbeing:** This Policy encourages opportunities for social interaction activities in South Downs, to create a strong sense of community to those who feel isolated.
- › **General Policy 9 - Great Places to Live:** This policy encourages the individual character and appearance of smaller and more isolated settlements to be retained and supported to make them attractive places to live, as it is in smaller villages that accessing services and facilities is most difficult.

South Downs SPD & Technical Studies

Ecosystem Services Technical Advice Note

This Technical Advice Note is providing to provide support and advice for Policy SD2 of South Downs National Park Local Plan, which is the Authority's core policy on protecting and enhancing Ecosystem Services..

Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high quality design, and by delivering all opportunities to:

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

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

Adopted Sustainable Construction SPD

This document is designed to provide further guidance and to set out what the Authority's expectations are for different forms of development when applying the Local Plan policies SD48 and SD22. However, as a minor commercial extension, the SPD is not applicable in this instance.

The National Park Authority takes a landscape led approach and this is carried forward to the guidance provided in this Parking SPD. Landscape led is a design process, which, at any scale, uses landscape as a framework for evidence of a site and its context, and is used to create a complete understanding of a place, its character and function.

Adopted Design Guide SPD (2022)

The Design Guide SPD provides detailed guidance on good design practice within the National Park, seeking to ensure that development respects and builds on the National Park's distinctive landscapes and townscapes.

- › C.1 Layout: The layout should be designed around the opportunities and constraints of the site to provide a well incorporated scheme that creates an appropriate density and access to the site.
- › C.2 Character: This policy requires development to respond to the existing character of the area, which should be identified and responded to in order to enhance the character of the area. Opportunities to enhance the character should be taken.
- › C.3 Development in Conservation Areas: Development proposals should:
 - a. preserve or enhance the character and appearance of the conservation area.
 - b. avoid massing or building height which is overly dominating for the site and its context.
 - c. relate or respond positively to the built heritage predominating in the Conservation Area, so that the new development can properly be seen as preserving or enhancing the character and appearance which led to the area's designation.
 - d. respond to key views into, through and out of the Conservation Area.
 - e. reference the building traditions of the settlement and, where appropriate, fit sympathetically into the existing streetscape.
 - f. avoid the use of uPVC windows, fascia cladding or other assertively synthetic materials, even if attempts are made to emulate traditional details.
 - g. if traditional materials are proposed, observe local craft traditions and avoid, short-cuts, such as flint block construction.

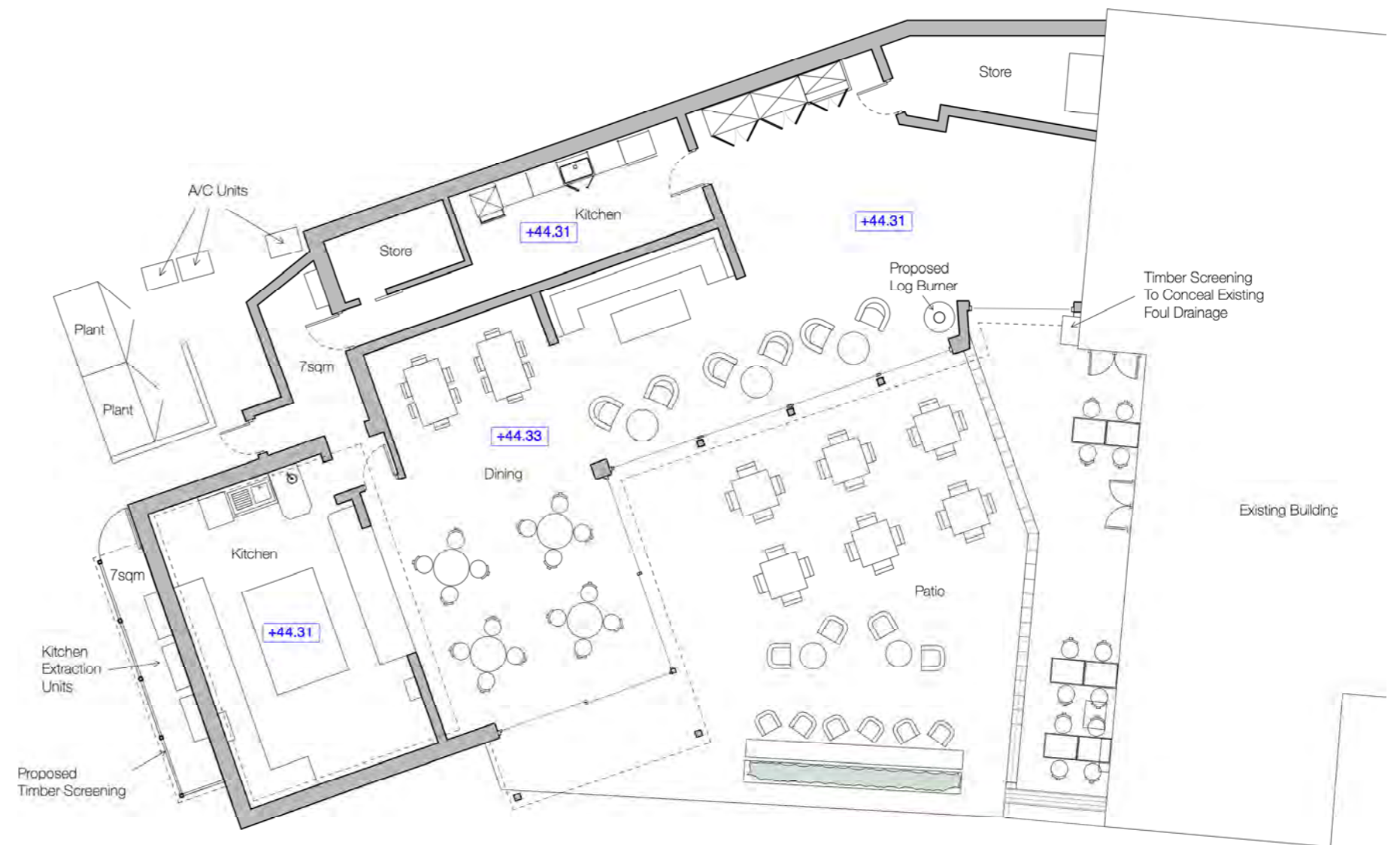
- h. Where possible, remove buildings or structures whose aesthetic appearance are harmful to the overall character and appearance for whose protection the area was designated.
- i. Minimise the negative impacts on heritage assets, including conservation areas, listed buildings and their setting.

- › C.5 Development Type: Non-residential buildings should contribute positively to the public realm where possible. Non-residential development should maximise opportunities for GI and SuDS while minimising servicing and car parking impacts. Public buildings need to reflect their community function in positive ways. Non-residential Buildings with some public function have a special requirement to reflect this public role by creating high quality places for public interaction and enjoyment.
- › C.6 Scale This policy requires development to be of an appropriate massing and grain to ensure it fits in with the existing pattern of development within the area.
- › C.11 Boundaries: The site is located adjacent a Public Right of Way and therefore is visible to the public realm. Non-residential boundary structures that are visible from the public realm needs to enhance the character of its location and the public realm, using materials and/or designs that are locally characteristic.
- › C.12 Materials: New development is expected to respond to local character and be inspired by vernacular building, boundary structures and ground surfaces by using materials and detailing that best match those used traditionally in the locality, to reinforce local distinctiveness. Where 'contemporary architecture' is acceptable locally traditional materials should still be used where possible.
- › C.13 Architectural Detail: Development should respond positively to the existing building,
- › C.14 Social and Environmental Sustainability: This policy requires development to generate net gains for quality and should work to combat climate change.

The Development

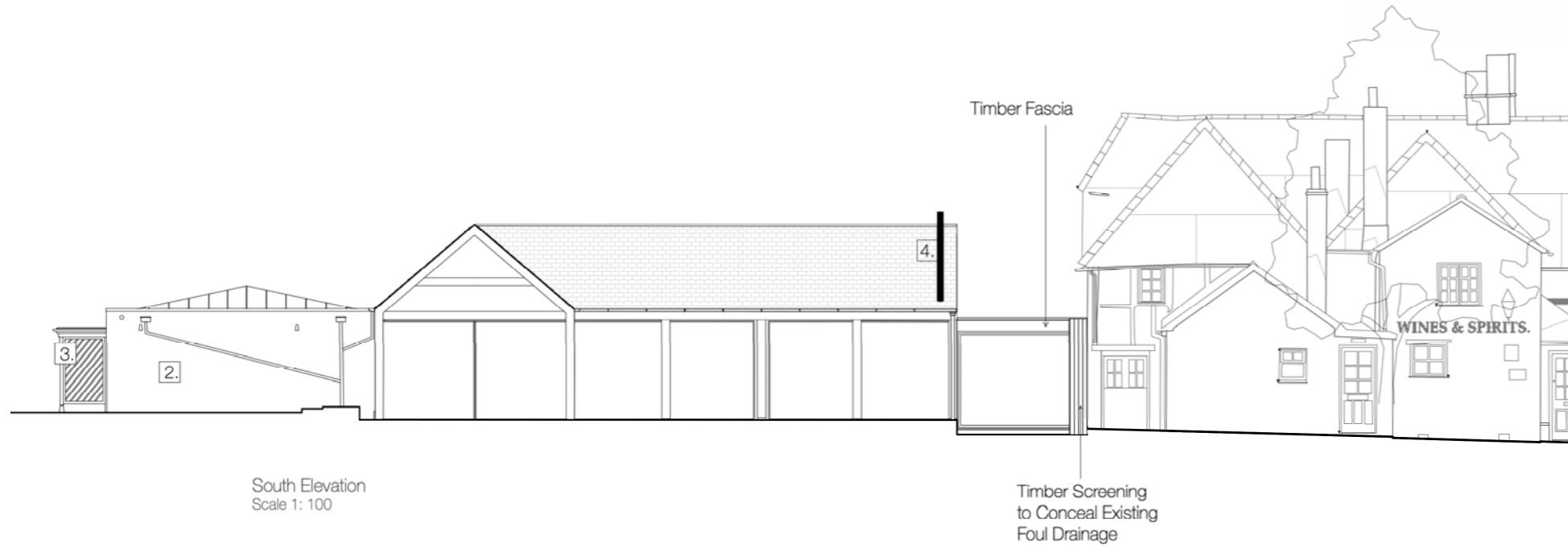
The Proposed Development constitutes minor extensions and alterations to the approved SDNP/23/00438/FUL & SDNP/23/00439/LIS to allow for a sufficient fire exit from the kitchen and plant equipment. Additionally, an extension to allow for an enclosure to the recently constructed extensions at the rear of The Chestnut Horse.

THE DEVELOPMENT

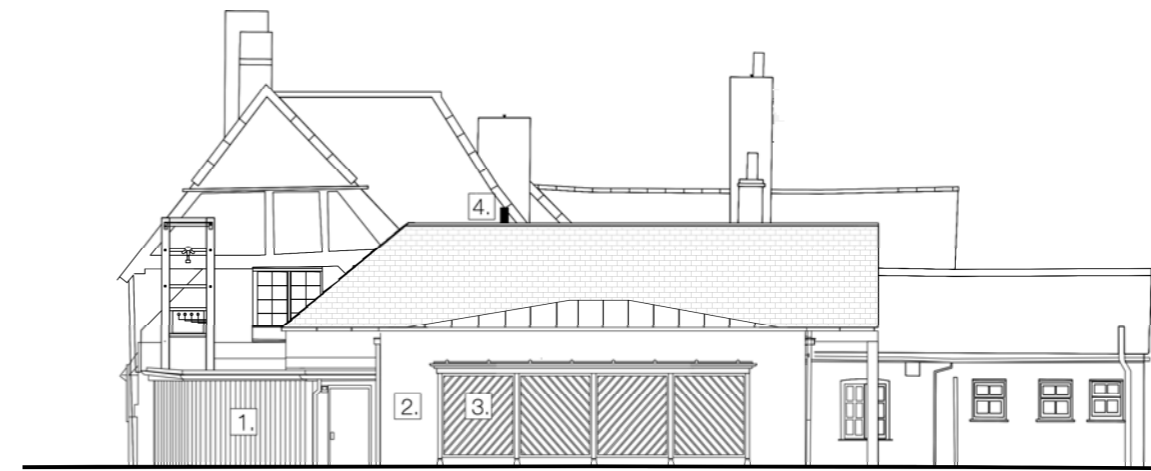


Ground Floor Plan
Scale 1: 100

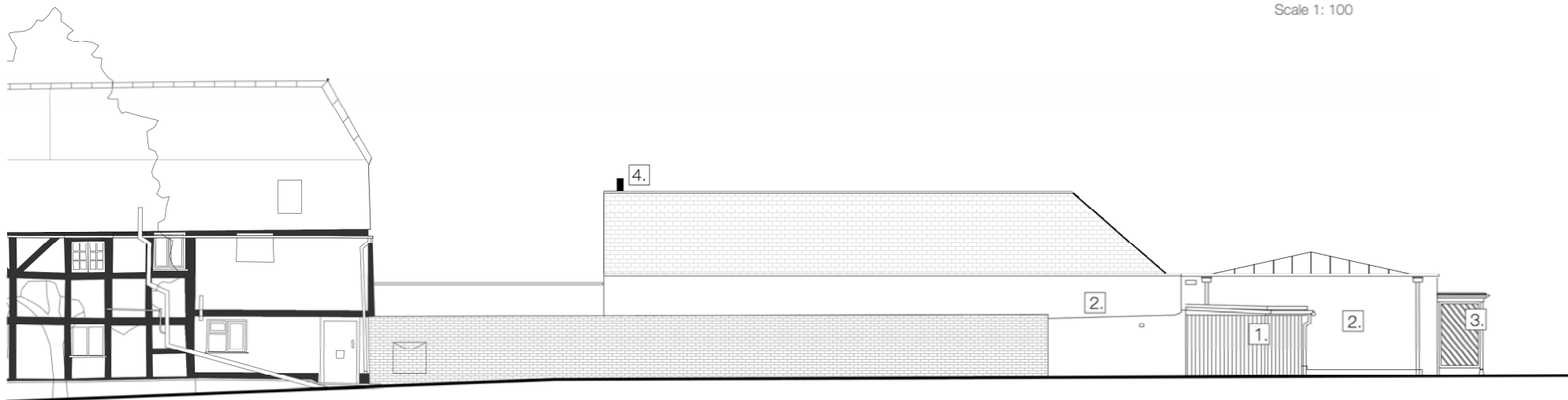
THE DEVELOPMENT



South Elevation
Scale 1: 100



West Elevation
Scale 1: 100



North Elevation
Scale 1: 100

PLANNING CONSIDERATIONS

Principle of Development

The National Park has a duty to provide social and economic benefit for local communities. General Policy 7: Health and Well-being of South Downs Partnership Management Plan encourages opportunities for social interaction activities in the South Downs, to create a strong sense of community. General Policy 5: Outstanding Experiences encourages development which can enable everyone to have access to local community facilities, to be inclusive of those who do not have vehicular access or cannot travel far. The proposals will support a community facility that is not open at present and ensure its sustainable and viable use for the long-term. This is accordance with by Paragraph 93 of the NPPF which seeks to reinforce social and community facilities to improve social well-being. Paragraph 93(d) further states that Local Planning Authorities should ensure that established shops, facilities, and services are able to develop and modernise, and are retained for the benefit of the community.

The proposals assist with the Chestnut Horse's viable future and is therefore well supported by national and local policy. Paragraph 199 of the NPPF advises that when considering the impact of a proposed development on a heritage asset, great weight should be attached to the asset's conservation. Paragraph 189 further recognises that heritage assets are irreplaceable and need to be conserved in a manner appropriate to their significance.

It is considered that the proposals represent a sustainable form development, having regard to the three objectives set out within the National Planning Policy Framework, namely:

A Social Objective: The proposed development will assist the Public House in maintaining a service to Easton and surrounding villages. The Public House is one of only two within Easton village; it is a loved and iconic landmark and community asset.

An Economic Objective: The development will assist in the contribution to the local economy through supporting local businesses which in turn will increase additional local expenditure and investment.

An Environmental Role: The proposals will improve the internal circulation within the Public House and provide a safe means of escape. Furthermore, the proposed enclosure to the Kitchen extraction system will provide an attractive and effective screen to this essential infrastructure.

Design & Appearance

Section 16: Conserving and Enhancing the Historic Environment of the NPPF relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

Furthermore, paragraph 207 states that not all elements of a conservation area will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area as a whole.

Policy SD13 requires the development to preserve and enhance the significance of the Listed Building and its setting, with the loss of the existing fabric to be avoided. SD15 of the Design Guide states that development in Conservation Areas should preserve and enhance the historic interest. The development will not affect the principal historical fabric of the building and is essential for the proper functioning of the Public House.

Paragraph 124 of the National Planning Policy Framework states that good design is a key aspect of sustainable development, by creating better places in which to live and work and helps make development acceptable to communities. Paragraph 130 goes on to place further emphasis on the importance of the design and appearance of development, highlighting that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards, style guides or supplementary planning documents.

C.12 of the Design Guide SPD states that materials should match that of the locality, and that where contemporary architecture is proposed, locally traditional materials should still be used. The proposed use of materials responds well to its immediate context

the locality and other nearby Listed Buildings.

Policy C.13 states that architectural detail should respond positively to the existing building.

In summary, it is considered that the proposals will not result in a material impact upon the significance of the heritage asset which is largely derived from the contribution of the 17th Century Public House to here with the later 19th century additional which provide an attractive continuation of the village street.

Even if the LPA are minded to assess this scheme as having less than significant harm to the heritage asset, this is to be weighed against the public benefit, as made clear in Paragraph 202 of the NPPF (2021) and SD13 of South Downs Local Plan. The scheme will provide significant public benefits through providing essential space assisting towards the continued use of the Public House which outweighs any less than substantial harm attributed to the heritage asset. The proposals comprise sustainable development of a Grade II Listed Building which demonstrate sympathetic additions to the heritage asset whilst allowing for much needed modernisation to the business.

Other Material Planning Considerations

Noise

The proposals do not in themselves generate additional noise and any potential for noise from the air handling/kitchen extraction system is assessed and determined through the current planning permission and Condition 3 of planning Permission SDNP/23/00438/FUL. Consequently, no noise assessment has been prepared.

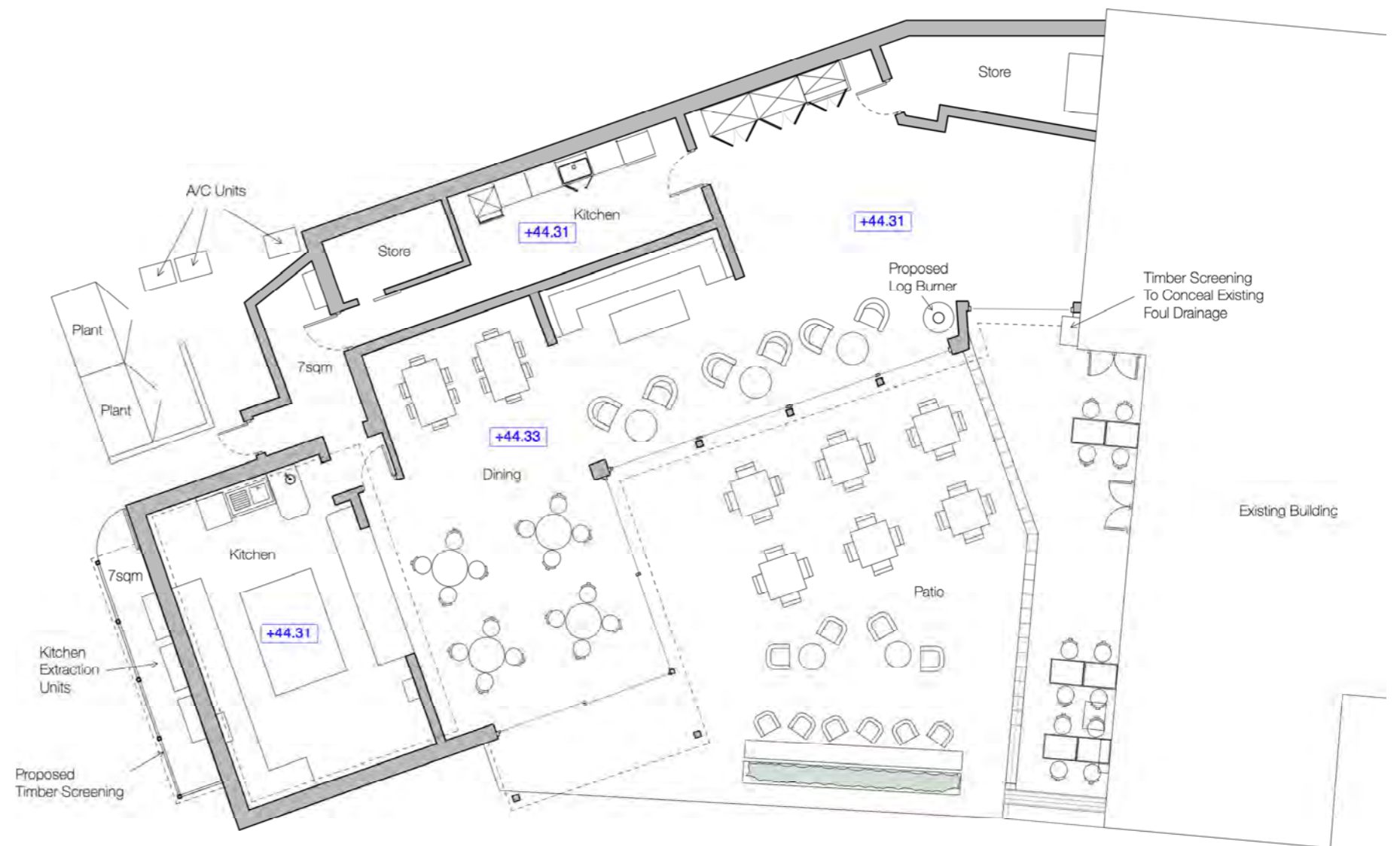
Flood Risk

The site is located within Flood Zone 1 and has less than a 0.1% chance of flooding. This minor development will therefore not have an impact on flooding.

Conclusions

The proposals comprise minor extensions/alterations to the Chestnut Horse Public House, principally to the very recent kitchen extension which has no material impact upon the significance of the various heritage assets or their setting. Therefore, having regard to the above, it is considered that the proposals well-designed and in accordance with the relevant policies of the Development Plan and to the thrust of advice in the NPPF which seeks to support businesses, and local community facilities such as this.

CONCLUSIONS



Ground Floor Plan
Scale 1: 100





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