

Report to **Planning Committee**
Date **6 June 2019**
By **Director of Planning and Environment**
Local Authority **Chichester District Council**
Application No. **SDNP/18/00474/FUL**
Applicant **Mr & Mrs S Howard**
Application **Proposed demolition of 2 no. agricultural cattle barns, the erection of a replacement U-shaped agricultural barn and stables (for private use only), outdoor sand school, muck ramp, refurbishment of an existing agricultural barn and associated landscaping. Change of use to a mixed agricultural use and private equestrian use.**

Address **Lower Diddlesfold Farm Diddlesfold Lane Northchapel West Sussex GU28 9EN**

Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

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

Executive Summary

Reason for Committee Referral: Parish objection - officer recommends PERMIT

The proposed redevelopment of the existing dilapidated farm buildings on the site with a new group of buildings designed in the traditional vernacular is considered to represent a positive enhancement of the site and the surrounding landscape and would not be detrimental to the special qualities of the South Downs National Park or the setting of nearby designated and non-designated heritage assets. The use as a mixed agricultural/equestrian enterprise would not be contrary to the objectives of national and local policies related to farm diversification and the level of use and its siting and nature of the proposed use is not considered to result in material harm to the residential amenities or living conditions of nearby residents.

Conditions have been recommended to ensure that materials and finishes of the development are of a high quality, reflecting the sensitive position of the site, a limitation on the use of the site for private purposes only, and access to the site solely via the main point of access in the south east corner of the farm. Further conditions are recommended regarding landscaping of the site and the submission of a construction management scheme.

On that basis, it is therefore recommended that planning permission is granted.

1 Site Description

- 1.1 Lower Diddlesfold Farm is situated approximately 300 metres west of the village of Northchapel on the south western side of Diddlesfold Lane (also a public right of way), a single track road leading off Hillgrove Lane. The holding extends to 116 acres (47Ha) and includes deciduous woodland and mixed grassland. The agricultural land comprising the holding is classified as grade 3 (moderate to good).
- 1.2 The holding was historically part of a much larger farm, which has been split and land parcels sold off. The present holding comprises a pair of semi-detached dwellings, built in the 1960's and a number of utilitarian agricultural buildings's, including a timber-clad feed barn, large steel-framed barn and field shelter. In addition, there is a large expanse of concrete hardstanding (previously used as a silage clamp, and latterly for hay storage) and other extensive areas of concrete hardstanding around the buildings.
- 1.3 Opposite the access to the farm buildings, on the north east side of Diddlesfold Lane is Diddlesfold Manor Farmhouse, a grade II listed building. Adjacent to it are a range of traditional farm buildings that most likely formed part of the original farmstead but have since been converted to residential use.
- 1.4 The surrounding landscape is gently undulating farmland (mainly pasture), with irregularly shaped fields defined by natural hedgerow boundaries and interspersed with blocks of woodland. Diddlesfold Lane, which passes the application site, is also a public right of way (bridleway).

2 Proposal

- 2.1 The proposal comprises the demolition of the former agricultural barns and removal of the areas of concrete hardstanding and their replacement with a compactly arranged group of buildings comprising stabling and associated storage barns for private use only. The buildings are arranged in a U-shaped footprint and are designed to reflect the rural architecture of traditional farm buildings and to encourage most activity to be contained within a central yard area. In addition, an outdoor sand school is proposed together with the refurbishment of an existing barn located near the entrance to the holding (this has recently been completed, with the barn being re-clad, the fitting of replacement doors and some additional internal subdivision). The application also proposes the change of use of the land to a mixed use comprising agriculture and (private) equestrian use.

- 2.2 This proposal forms part of a wider aspiration of the applicant to bring the holding into a more viable and sustainable use and will be carried out in conjunction with the objective of introducing a more diverse mixed farming system, supporting both cattle and sheep, along with the applicant's own horses.

3 Relevant Planning History

SDNP/16/01242/PRE - Replace 2 no. dwellings with 1 no. farmhouse dwelling with separate garage block and new access driveway. ADVICE GIVEN 16.06.2016

SDNP/16/01258/APNB - Agricultural barn. REFUSED 12.04.2016

SDNP/16/01972/APNB - Agricultural barn. No OBJECTION 14.06.2016

SDNP/16/03317/APNR - Track to farmland and buildings. REFUSED 01.08.2016

SDNP/16/05390/APNR - Proposed construction of an agricultural track. WITHDRAWN 17.11.2016

SDNP/17/00464/LDE - Existing lawful development. Breach of agricultural occupancy condition. CERTIFICATE GRANTED 15.08.2017

SDNP/17/05915/FUL - Demolition of existing dwellings and erection of 2no. replacement dwellings. WITHDRAWN 11.01.2018

SDNP/18/06056/FUL - Demolition of the existing dwellings and the erection of two replacement dwellings, including one with an agricultural tie PENDING CONSIDERATION

4 Consultations

Parish Council Consultee

Northchapel Parish Council planning committee met on Saturday 17th March 2018 to consider the application.

The Committee outlined the proposed work, on the basis of the planning application documents, and invited comments from those present. It was noted that the site in question had been out of use for many years, and the associated barns etc. were now very dilapidated.

There was general support in principle from neighbours for removing the two old barns as proposed, and for replacing them with a new structure or structures, to bring the site back into use. A number of concerns were expressed, however, about the scale of the proposed new L-shaped stable block/hay store, in relation to the footprint of the two barns that would be removed (net additional gross

internal floor space of 379.4 sq. m); and also that the activities on the new site, once it was again in use, would result in increased traffic, including of horse boxes, along the narrow access lane, to the disturbance of nearby residents. Some neighbours were also concerned about a possible increase in light pollution from the new buildings/activities.

Against this, the Committee noted the applicant's contention that the proposed facility was for family, not commercial, use; that the horses would normally be kept on site and exercised on the surrounding farm land, so there would not be any regular additional horse box traffic along the lane, and any additional traffic would in any case be less than if the site were returned to general farm use; that the scale of the proposed stable block, with ten stables/eight horses was reasonable in the light of planned horse carriage-driving activities; and that no external lighting was planned.

Local residents noted the applicant's undertakings, but remained concerned about the longer term, particularly if the applicant were, at some point in the future, to sell the property on to another party.

In keeping with their general welcome in principle for bringing the site back into use, all those present recognised that there would inevitably be an increase in traffic/disturbance during any demolition/construction period.

In further discussion, a number of those present suggested, and the Committee agreed, that it would be easier to give a considered view if all the relevant plans for the wider property ' including the revised plans for a new house on an immediately adjacent site, and an application for a new access road across a field to the proposed stable yard site ' could be considered together, in a way which would make it possible for all concerned to assess the overall impact of the development, and which would also give a clear idea of the likely timeline for all the proposed work. The Committee suggested that concerns about the longer term might perhaps be met by including relevant conditions/covenants in any eventual permissions.

Northchapel Parish Council requests the District Council takes these comments into account when considering this application.

Further comments received (07.08.2018)

The Committee objects to this application.

Several residents of neighbouring properties attended the meeting to express their views. The points they made were very similar to those expressed at the Committee's 17 March 2018 meeting, which considered an earlier application relating to the same site. There was general support in principle for removing the two old barns as proposed, and for replacing them with a new structure or structures, to bring the site back into use. But concerns were again expressed about the scale of the proposed barn and stable block, particularly as the

applicant is now understood to be proceeding with the construction of another large barn in the same area, on the basis of permission given in 2016. Residents were also once again concerned that the activities on the new site, once it was in use, would result in increased traffic, including of horse boxes, along the narrow access lane, causing disturbance. Some neighbours were also concerned about a possible increase in light pollution from the new buildings/activities, and about the proposed location of the muckheap, which would be closer than under previous plans. One asked why the stable block was oriented with the main entrance towards the neighbouring properties, and indicated that she would perhaps have found the plans more acceptable if it had been facing the other way, i.e. rotated through 180 degrees.

More generally, those present again suggested, and the Committee agreed, that it would be easier to give a considered view if all the relevant plans for the wider property - including the revised plans for a new house on an immediately adjacent site, and any possible application for a new access road across a field to the proposed stable yard site - could be considered together, in a way which would make it possible for all concerned to assess the overall impact of the development, and which would also give a clear idea of the likely timeline for all the proposed work.

The applicant could not attend the meeting, but later spoke to a member of the Committee to try to allay fears about increased traffic, noting that he and his wife only have one carriage each, the farrier would visit twice a year and he hoped there would not be much need for visits by vets. This echoed his comments at the March meeting that the proposed facility was for family, not commercial, use; and that the horses would normally be kept on site and exercised on the surrounding farm land, so there would not be any regular additional horse box traffic along the lane. Nonetheless, in the light of the concerns expressed, the Committee maintains its objection, and would like to consider plans for this area again when the plans for the adjacent site etc. are also available, so all concerned can take a view 'in the round'.

HCC - Landscape Officer

To original plans: Holding objection

3.1 The scale and form of the development is of concern:

i) The form and size of the buildings appears almost industrial in scale, rather than domestic.

ii) It is also out of step with the local vernacular- even if a modern steel frame is used the buildings could reflect traditional forms - e.g. traditional roof pitch, patterns of fenestration/door openings etc. without becoming a pastiche.

iii) Should this application be taken any further every effort should be made to reduce the impact the scale and mass of the building group has in order to reduce adverse impact on the local landscape:

-The plan forms are simple leading to a very 'blocky' footprint- this could be broken up if it reflected the different types of accommodation being provided i.e. if tack room, general storage, stabling etc. were separated out and their form reflected their function.

-The ridge height seems high considering the purpose of the buildings, again parts of the building might have a lower roof. We question whether the height of the barn wing is justified and it looks as though the eaves on the stable block could come down slightly.

-The purpose of central drive-through bay in the stable wing is not clear and it adds greatly to the footprint of the building.

ii) The expansion of the group of buildings, the number of stables and consequent increase in activity is of concern.

The potential increase in activity both on the site itself and in terms of vehicle movements along the lane has the potential to adversely affect the tranquillity in this quiet rural setting. The experiential quality of the landscape is particularly important as the public bridleway along the lane passes along the site boundary.

iii) The relationship between this application and an earlier application now withdrawn to replace Manor Farm cottages is not clear.

If other development is planned on the applicants holding it would be useful to see a masterplan showing the whole site so the cumulative effect of development could be assessed.

(To amended proposals)

We agree that the revised proposals shown on the following drawings 17149/C201C site plan and 17149/C202A both dated June 2018 are much more acceptable in terms of the building massing, elevations and materials. We welcome the variation in building heights and the use of more traditional materials. It would appear that this proposal is much more suited to the landscape setting.

However, the impact on long distance views (ZTVs) as previously requested have not been submitted with the revised application. In particular, from the highly sensitive location of Black Down - this needs to include the impact of the proposed sand school in addition to the proposed buildings.

Wireline drawings would be helpful.

This information would assist with determining the extent and nature of appropriate mitigation planting, if the proposal were given approval and the detail of the material used in the sand school.

We remain concerned about details of the proposals and request further information about:

Vehicles: confirmation needed that parking is contained within the proposed yards and that there is sufficient space for turning vehicles including tractors/trailers etc. Changes to the vehicle entrance - the suburbanisation of the entrance area by the use of inappropriate site furniture/gates, pillars, lighting, signs etc. would be resisted.

Site lighting - is there to be security lighting? If so what are the details?

Paddocks - no information provided about the layout of the paddocks to the north of the buildings/yard. Will there be subdivision of the field and if so how will it be enclosed - fencing style?

While we support the changes made so far to the proposed building layout and design we feel that the impact of the proposal on the landscape setting has yet to be fully understood and that further information is requested:

- ZTVs from long distance views particularly the iconic Black Down location
- Confirmation about the levels/cut/fill works proposed, if any, to create the base for this development.
- Details regarding vehicles, entrance, lighting and the paddocks (see above).

CDC - Environmental Health Officer

Given the types of building being demolished, there may be asbestos present therefore an asbestos survey should be undertaken prior to any works taking place at the site. Depending on the outcome of the survey, a method statement should be submitted which follows the requirements of the Control of Asbestos Regulations 2012.

Waste management must be adequately controlled and the appropriate Waste Regulations must be followed. There should be no on-site burning of demolition materials at the site to reduce the impact on neighbouring properties.

Please note: these comments are made only with respect to land contamination and air pollution.

No objection to proposal. Siting of muck heap and method for disposal would appear to be satisfactory.

Applicant should take measures to minimise dust and noise during demolition and construction should permission be granted.

CDC - Ecologist

Bats

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Nesting Birds

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March -1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

5 Representations

6 Third Party objections (to both original and amended plans)

No 'in principle' objections to redevelopment of the site. However present scheme not considered acceptable:

- Restricted access to the site
- Net increase in traffic movement to and from the site
- Intensification of use
- Scale of development - excessive compared to the extent of the holding
- Impact on residential amenity
- Potential for light pollution
- Impact on character, appearance and tranquillity of the area.

Applicant's/Agent's supporting information

- Note that there is no objection to the principle of redevelopment
- Client is actively bringing the land in their ownership back to a condition which will be a benefit to the wider landscape
- Applicant wishes to stress that the current proposal is for private use only, with no business enterprise associated with it.
- Client currently has 9 horses. Vehicle movements associated with them would be the vet and farrier. No additional movements are anticipated in relation to labour.
- Use will generate less movement than historically associated with the former diary use.
- Client is part of a family that has an active interest in keeping/looking after horses and therefore scale of development not that unusual in such context.
- Can confirm that there are no plans to breed or sell horses from the site.
- Client would be content with a condition that restricts future use/expansion of the site
- The storage provisions for the holding are to be split between the prior approval barn (already erected), which will be for hay from the holding and straw plus agricultural machinery. The proposed barn will be for hay and bedding for horses, together with a horse box.
- Hay grown on the holding under proposed arrangements will see 50% retained by Client and 50% collected as required by a third party
- Design of buildings in revised scheme closely reflects traditional vernacular, with a much more compact siting and will complement the landscape character and the setting of the converted farm buildings nearby
- Lighting to be kept to a minimum and discretely located

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 **Chichester Local Plan First Review (1999)** and the following additional plan(s):

- SDNPA Partnership Management Plan 2014
- South Downs National Park Local Plan - Submission 2018

The relevant policies 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) which was issued on 24 July 2018. 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 sections of the National Planning Policy Framework have been considered in the assessment of this application:

- NPPF01 - Introduction
- NPPF02 - Achieving sustainable development

- NPPF04 - Decision-making
- NPPF06 - Building a strong, competitive economy
- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment
- NPPF16 - Conserving and enhancing the historic environment

It is also necessary to have regard to s. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The development plan policies listed below have been assessed for their compliance with the NPPF.

The following policies of the **Chichester Local Plan First Review (1999)** are relevant to this application:

- RE1 - Development in the Rural Area Generally
- RE12 - Rural Diversification
- BE4 - Buildings of Architectural or Historic Merit

BE11 - New Development

- BE14 - Wildlife Habitat, Trees, Hedges and Other Landscape Features
- R6 - Equestrian Facilities

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 9
- Farming Policy 13
- General Policy 50
- General Policy 55

The South Downs National Park Local Plan - Submission

The Pre-Submission version of the **South Downs Local Plan** (SDLP) was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. The Local Plan process is in its final stage before adoption with consultation on relatively minor Main Modifications from 1st February 2019 to 28th March 2019. Based on the very advanced stage of the examination the draft policies of the South Downs Local Plan can be afforded significant weight.

The following policies are of particular relevance to this case:

- Core Policy SD1 - Sustainable Development
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD6 - Safeguarding Views
- Strategic Policy SD7 - Relative Tranquillity
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD24 - Equestrian Uses
- Development Management Policy SD40 - Farm and Forestry Diversification

8 Planning Assessment

8.1 The main issues with this proposal are considered to be:

- The effect of the proposed development on the character and appearance of the surrounding area
- The effect of the proposed development on the amenities and living conditions of neighbouring properties
- The effect on nearby heritage assets

The effect on the character and appearance of the surrounding area

8.2 The proposed stabling and associated barn would occupy the same area of the site as the existing, dilapidated barns and expanses of concrete hardstanding, with the sand school located immediately to the west of this group. The physical layout provides for a compact grouping on three sides to create a central courtyard, which would have the advantage of containing the bulk of any equestrian-related activity visually.

- 8.3 The design of the proposed buildings has been significantly revised from the American barn-style first promoted following concerns raised about the scale and utilitarian nature of the replacement buildings. Not only has this resulted in the revised layout described above but a design that is considered to be a positive response to the site's sensitive landscape setting and taking its cue from the traditional farmstead grouping on the opposite side of Diddlesfold Lane. The traditional form, use of vernacular materials and varied heights will provide visual interest to the proposed development appropriate to the character of the area.
- 8.4 The site of the proposed building complex is on a slightly elevated position relative to the surrounding land. Whilst it is considered that the buildings would not be overly prominent in terms of their landscape impact, the drawings show that the new buildings and sand school would be set down below natural ground level by approximately 800mm. Maximum heights vary from 4.7 metres for the stable range to 7.5 metres for the main barn within the complex.

The lowest building range (stabling) is arranged on the more exposed aspect of the group on its southwest side, with the highest part of the development (the storage barn) located close to the existing refurbished barn, which is of a similar height. The long catslide feature the main barn's roof on the north east elevation will also considerably soften the building's massing from available views from the bridleway and neighbouring properties. Overall, it is considered that the proposals meet the objectives of policy BE11 of the Local Plan, policy SD5 of the emerging South Downs Local Plan and advice related to design contained in the NPPF.

- 8.5 The comments received from the LPA's landscape adviser on the amended scheme conclude that the vernacular form of the building's now represent a positive response to their landscape setting, picking up on traditional design cues of the existing barn conversions and other traditional rural buildings in the area. Section drawings and spot height measurements indicate a modest increase in height of the tallest buildings over that of the existing barn, although this must be seen in context of the improved design.
- 8.6 The main views of the development will be from the bridleway running past the north east boundary of the site and medium distant views from Hillgrove Lane. Public views of the proposed development from Hillgrove Lane will show that the buildings are set on a slight rise. These views must however take account of the presence of the existing farm buildings on the site, which presently exhibit a uniform monolithic and rather tired visual presence. The introduction of varied colours, materials palette and traditional form provide adequate visual mitigation and the buildings are not considered to have an adverse landscape impact. Longer distance views from further to the south west from a more elevated position are possible but these are increasingly diffused by intervening trees/hedgerows and the proposed buildings are seen in the broader context of the backdrop of existing development near to the site and dense woodland beyond.

- 8.7 Immediate views of the proposed development obtained from the adjacent bridleway are partially screened by the refurbished barn and traditional outbuilding in separate ownership adjacent to the public right of way and by a 2.0 metre high close-boarded fencing that borders it. The bridleway is slightly below adjacent site levels, which tends to further limit views. The main views from the bridleway of the new building complex is from the farm entrance and from a field gate in the north east corner of the site although the presence of the existing building range must be acknowledged. The refurbished barn is sited closest to the bridleway but must be considered part of the existing visual character. Its re-cladding with dark-stained timber boarding to replace the former cement sheeting significantly improves its appearance. The asymmetric roof pitch also gives it a low eaves level and gently rising pitch away from bridleway users' view. In conclusion it is considered that the refurbishment that has taken place has been a positive improvement in landscape terms.
- 8.8 The proposed sand school is to be set down slightly below natural ground level and will be enclosed with a relatively low timber post and rail fence. Its siting will be immediately to the south east of the recently erected agricultural barn and partially occupying an existing concreted area. Although the geometric form of the arena would be at odds with the more organic landform, its visual impact is limited by reason of its reduced levels and its close association with the existing and proposed buildings. Additional landscaping is proposed to the margins of the sand school, which would provide further, effective mitigation. It is also proposed to include a planning condition to exercise control over the colour and finishes of the surfacing medium to ensure a muted appearance appropriate to this rural location.
- 8.9 The proposal to include the change of use relates solely to the application site - i.e. the land identified within the red line. The remaining land forming the holding is to remain in agricultural use. The applicant has stated for the most part, the horses are likely to be stabled for much of the time, only accessing the fields for exercise and grazing. It is considered that on such a limited use of other land, no change of use of the bulk of the holding is likely to take place. It also follows that if the land outside the application site is subsequently used more intensively for equestrian purposes, the SDNPA would not be fettered from taking action if the need arises.
- 8.10 It is considered that in its revised form, the proposals would not have a negative impact on the special qualities and character of this part of the National Park landscape. To that end it is concluded that there is no conflict with the statutory purposes of designation or emerging policy SD4 of the South Downs Local Plan. It is also considered that the objectives relating to the diversification of the rural economy set out in the NPPF and emerging policies SD24 (equestrian uses) and SD40 (Farm and Forestry Diversification).

The effect of the proposed development on the amenities and living conditions of neighbouring properties

- 8.11 The primary concerns of the Parish Council and of nearby residents turn on the standard of the access serving the development, the potential intensification of use and traffic generation. The applicant has stated that the equestrian aspect of the proposal would provide stabling for up to 10 horses and storage facilities for associated equipment, bedding and feed. It is emphasised that the use is to be solely private for the enjoyment of the applicant, which also includes his hobby of carriage driving. It is emphasised that no commercial activity is to take place and the applicant has stated that he is happy to accept a condition to that effect.
- 8.12 It is acknowledged that the single track nature of Diddlesfold Lane may result in the occasional inconvenience to vehicular traffic moving in opposite directions. The lane currently serves both the application site, the four dwellings to the north and north east of it and Manor Cottages to the south. Currently, traffic movements are almost wholly residential in character, but clearly this does not take into account the potential for a more intensive agricultural use of the farm holding. Based on the applicant's information, it is noted that vehicle movements associated with this use are stated to be relatively low key, being restricted to essential visits from the vet and farrier in respect of the welfare of the horses. Day to day care of the horses will be undertaken by the applicant and his family, with the horses mainly stabled on the site and exercised in the surrounding fields, thereby further minimising the need to transport the animals to and from the site.
- 8.13 The physical nature of the lane will dictate that traffic speeds are most likely to remain low. It is concluded that whilst there is likely to be a modest increase in the amount of traffic that may on occasion be inconvenient, the level of use would not be detrimental to highway safety. It should also be noted that the neighbouring properties are located north of the length of Diddlesfold Lane serving the holding, so traffic movements would not pass directly adjacent to these properties and therefore would not result in disturbance to the living conditions of the occupiers. Objectors have also highlighted the fact that there is in place a covenant that restricts traffic movement along Diddlesfold Lane beyond the main point of access to the holding. Whilst not strictly a planning matter, it serves to further reinforce the limited impact of any potential traffic impacts on the residential amenities of those dwellings
- 8.14 The proposed buildings and associated activity is considered to be of sufficient distance from existing properties not to result in an unneighbourly form of development. The main access to the application site is between the existing pair of cottages and the refurbished barn. This is south and west of the four dwellings comprising Diddlesfold Manor Farmhouse, The Dairy, Diddlesfold Manor Barn and North Barn. Traffic accessing the site via this access point would be routed away from neighbouring properties and therefore is not considered to result in material harm from noise or disturbance directly affecting those properties.

It is acknowledged that aspects of the proposed buildings could be viewed from the adjoining dwellings, but they are to be sited a minimum of 40 metres from any other property. This is considered to be sufficiently distant not to result in an imposing or overbearing form of development, particularly in view of the traditional vernacular aesthetic incorporated into the design.

The effect on nearby heritage assets

8.15 Diddlesfold Manor Farmhouse is a Grade II listed building situated on the eastern side of Diddlesfold Lane and set back from the highway by approximately 30 metres. Its significance is derived from its status as the original farmhouse to the historically larger holding and as part of an almost intact farmstead, albeit that the majority of the larger farm buildings formerly associated with it are now in residential use. None of these other buildings are listed but are regarded as being non-designated heritage assets. The farmhouse's setting is largely defined by its relationship with these former farm buildings. It is physically separated from the more modern farm buildings associated with the application site by Diddlesfold Lane and visually screened by boundary features and existing buildings. This physical disconnection means that the proposed buildings are not considered to have a direct influence on the setting of the listed farmhouse or on the former farm buildings associated with it. The design and layout of the proposed buildings is considered to be complimentary to the traditional building group and represent a positive improvement on the quality of buildings currently existing on the site.

9 Conclusion

- 9.1 The proposed redevelopment of the existing dilapidated farm buildings on the site with a new group of buildings designed in the traditional vernacular is considered to represent a positive enhancement of the site and the surrounding landscape and would not be detrimental to the special qualities of the South Downs National Park or the setting of nearby designated and non-designated heritage assets. The use as a mixed agricultural/equestrian enterprise would not be contrary to the objectives of national and local policies related to farm diversification and the level of use and its siting and nature of the proposed use is not considered to result in material harm to the residential amenities or living conditions of nearby residents.
- 9.2 It is considered necessary to include conditions ensuring that materials and finishes of the development are of a high quality that reflects the sensitive position the site occupies a limitation on the use of the site for private purposes only and access to the site solely via the main point of access in the south east corner. On that basis, it is therefore recommended that planning permission is granted.

10 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. 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

2. **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.

3. **Agreement of materials**

No development above slab level shall commence until details, and samples where appropriate, of the following materials to be used in the development have been submitted to and agreed in writing by the SDNPA: Bricks, stone and any other wall facing materials, Brick bonds, Mortar mix and finish, Rain water goods (including their relationship with eaves and verges), Slates, tiles and any other roof coverings, including rooflights. Thereafter the development shall be undertaken in full accordance with that agreement unless otherwise agreed in writing by the SDNPA.

Reason: For the avoidance of doubt and in the absence of these important details from the application

4. **Surface treatment of sand school**

No development shall be begun on the sand school hereby approved until details of the composition; materials and final surface colour of the surfacing medium of the sand school have been submitted to and approved by the SDNPA. The development shall be completed in accordance with the approved details.

Reason: To control the development in detail in the interests of the character and appearance of the surrounding landscape.

5. Small Scale Development Construction and Environmental Management Plan

No development shall commence, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless any alternative is agreed in writing by the Local Planning Authority. The CEMP shall provide details of the following:

- (a) the anticipated number, frequency and types of vehicles used during construction,
- (b) the provision made for the parking of vehicles by contractors, site operatives and visitors,
- (c) the loading and unloading of plant, materials and waste,
- (d) the storage of plant and materials used in construction of the development,
- (e) the erection and maintenance of security hoarding,
- (f) the provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction upon the public highway

(g) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles

(h) measures to control the emission of noise during construction,

(i) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,

(j) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and

(k) waste management including prohibiting burning.

Reason: These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

6. No lighting without approval

No lighting (including sensor-controlled security lighting) shall be installed on any buildings or anywhere on the site unless a scheme of lighting has first been submitted to and approved by the SDNPA. All lighting shall be installed in accordance with the approved details

Reason: Lighting associated with the proposed development has the potential to adversely affect the dark night skies designation of the South Downs National Park and therefore it is considered reasonable to control this aspect of the development in the interests of the character and appearance of the surrounding area and residential amenity.

7. No commercial use

Notwithstanding any indication to the contrary and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the development hereby permitted shall be used only for private, non-commercial, equestrian purposes only and for no other purpose.

Reason: To prevent the stables and associated storage barns from being used for commercial purposes to the detriment of the locality with respect to increased activity and vehicle movements.

8. Access arrangements

Access and egress for traffic connected with the development hereby approved shall be from the main point of access to the site immediately to the south east of the existing (refurbished) barn and from no other location.

Reason: To ensure that traffic movements associated with the development do not have an adverse impact on the established residential amenities of nearby properties

9. Landscaping scheme

The development hereby permitted shall not be first brought into use until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities, and for large scale developments shall include a program for the provision of the landscaping. In addition all existing trees and hedgerows on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the application site. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. The approved scheme shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees and other vegetation.

11. Crime and Disorder Implications

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

12. Human Rights Implications

12.1 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.

13. Equality Act 2010

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

14. Proactive Working

14.1 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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South Downs National Park Authority

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Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this
Application

SDNPA Consultees Parish Council, HCC Landscape, CDC Ecology, CDC
Environmental Health

Background Documents NPPF, CDCLPFR 1999 saved policies, SDNP Management
Plan, SDNP Local Plan (final submission)

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 - Site plan	C201	B		Superseded
Plans -	C202			Superseded
Plans -	P202	C		Superseded
Plans -	P210	A		Superseded
Plans -	P211	B		Superseded
Plans - Substitute Plan: proposed site layout	C201	C	14.06.2018	Superseded
Plans - Substitute Plan: Coloured elevations	C202	A	14.06.2018	Approved
Plans - Substitute Plan: Proposed floor plans	P210	C	14.06.2018	Approved
Plans - Substitute Plan: proposed site layout	C201	F	19.12.2018	Approved
Plans - Additional plan: proposed site sections	SK44	A	19.12.2018	Approved
Plans - Muck heap details	P250	A	26.01.2018	Superseded
Plans - Substitute plan: Muck heap details	P250	B	23.02.2018	Approved
Plans - Substitute plan: proposed much plan and section	P256	A	23.02.2018	Approved
Plans - Proposed external refurbishment of existing barn	P213	A	23.02.2018	Approved
Plans - Site and location plan	S201	A	08.02.2018	Approved
Plans - Existing site survey	S202	A	08.02.2018	Approved
Plans - Additional plan (for information): Composite masterplan	C203	A	09.08.2018	Approved
Plans - Additional plan (for information): Composite master plan	C204	A	09.08.2018	Approved

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