



**South Downs**  
National Park Authority

**Agenda Item 7**

**Report PCI9/20-20**

Report to	<b>Planning Committee</b>
Date	<b>10 October 2019</b>
By	<b>Director of Planning</b>
Local Authority	<b>Chichester District Council</b>
Application Number	<b>SDNP/19/02256/FUL and SDNP/19/02257/LIS</b>
Applicant	<b>The Goodwood Estate Company Ltd</b>
Application	<b>Hybrid application (part Full/part Outline) for refurbishment and extension of the Goodwood Hotel and ancillary leisure buildings within newly landscaped grounds, with revised car parking and access arrangements.</b>
Address	<b>The Goodwood Hotel, Hat Hill Road, Goodwood, Chichester, West Sussex, PO18 0QB</b>

---

**Recommendation:**

- 1) That planning permission be granted for application SDNP/19/02256/FUL subject to the conditions set out at section 9.1 of this report.**
  - 2) That Listed Building Consent be granted for application SDNP/19/02257/LIS subject to the conditions set out at section 9.2 of this report.**
- 

**Executive Summary**

The overall aim of the application is to raise the standard of the Goodwood Hotel buildings and services, to better accord with the ethos and landscape of Goodwood. Integral to this aim is the ambition to improve movement and circulation around the site, for both pedestrians and vehicles. The applicant proposes alterations to the external appearance of the hotel complex, with improved reception facilities. Circulation of vehicles and guests are also addressed through revisions to the car park, internal alterations and separate service arrangements. A landscape masterplan has also been produced to better guide guests and integrate the complex into the Parkland setting.

The site is physically confined by the existing kitchen garden and Parkland setting, both of which are celebrated by the proposals in this application. The proposal seeks to enhance the character of the area through appropriate planting and respecting the pattern of the garden walls through the redesigned car park and siting of new buildings.

The impact on heritage assets has been carefully considered, and there is no substantial harm to these. Where less than substantial harm has been found, these are isolated when considering the scheme as a whole, the considerable public benefits outweigh this harm.

The applications for planning permission and listed building consent are recommended for approval.

The applications are brought before Planning Committee for consideration owing to the scale of the proposal and the complexities associated with the phasing of the development.

## **I Site Description**

- 1.1 Goodwood Hotel is part of the wider Goodwood Estate, having grown and evolved from the Grade II Listed pub on Hat Hill Road, and extending west and south through the kitchen gardens associated with Goodwood House to the north-west. There are remnants of the walls associated with the kitchen gardens both around the site and within the car park area in particular.
- 1.2 The site is within South Downs Upper Coastal Plain, as defined by the South Downs Integrated Landscape Character Assessment, and displays many of the key characteristics of this area. These include the 'low lying undulating landscape at the foot of the chalk dip slope, forming a transition between the chalk downs and flat, lower coastal plain' and the wealth of historic features prevalent in this landscape.
- 1.3 The Hotel has been established on the site since 1970s and has been extended significantly since its inception. It incorporates the Grade II Listed former Richmond Arms on its eastern end and the separately listed stables associated with the pub to the north. The kitchen garden walls and structures including the Gardeners Cottage and Apple Store are listed by virtue of their association with the Grade I Listed Goodwood House. The site is also within the Grade I Parkland associated with the House. The Devil's Ditch, which is a Scheduled Monument, lies immediately to the north of the site.
- 1.4 The Hotel building incorporates a mix of 2-storey elements, including the former pub, housing the restaurant and hotel reception and the later additions providing bedroom accommodation, and large single-storey elements including the curved link to the Health Club and conference facilities (Cedar Suite). There are 2 courtyard areas created behind the Hotel buildings (north), around which the bedroom accommodation is formed.
- 1.5 There is a varied palette of building materials across the site, with the more historic buildings faced in flint, and boundary walls constructed from red brick. The modern additions also use materials characteristic of the landscape, such as red brick clay tile and timber. There are also aspects of smooth, painted rendering on some of the elevations.
- 1.6 The golf course is located to the west of the Hotel, with servicing and staff accommodation to the north-east. The car park is immediately to the south, and finished with gravel. A one-way system operates around the majority of the car park, with separate points of access and egress.

## **2 Relevant Planning History**

- 2.1 There have been many applications made since the hotel began operating in the 1970s to extend and alter the existing layout. There are none which are specifically relevant to the current application.

## **3 Proposal**

- 3.1 The applicant seeks to 'provide a hotel offering 21<sup>st</sup> Century service and accommodation, in a distinctive style to meet the expectations of guests and reflecting the objectives of the Estate and its brand'. Given the ad hoc manner in which the hotel has expanded and evolved, it has become both difficult to manage and service, as well as having become quite illegible to patrons, with no clear sense of arrival for any of the facilities offered within the complex. It is proposed that the alterations to the complex would create more rational movement through the complex and create clear entrance points for the various facilities. Additional bedrooms are also to enable the expansion of the existing tourism offer and to support the various events hosted by the Estate and opportunities provided within the Estate to enjoy the special qualities of the National Park.
- 3.2 The proposal has been made through a 'hybrid' application; part full planning permission and part outline, with only landscaping reserved, and an accompanying Listed Building Consent application. Whilst the phases of work are likely to take place in relatively quick succession, the final details regarding the car park have not yet been determined and there was a strong

desire to prevent the delay in the overall scheme moving forward. Therefore the proposed development has been split into phases, as demonstrated on the accompanying Phasing Plan; Phases 1 and 2 are proposed in full, whilst 'the extent of potential future works' (referred to from hereon as Phase 3) is proposed in outline.

3.3 **Full planning permission and Listed Building Consent** (where indicated by LIS) is sought for the following works within Phases 1 and 2:

- Refurbishment of existing 'Lennox Suite', forming new meeting and conference facility (LIS also required);
- 16 bed, 2-storey new-build extension on northern edge of 'Cedar Lawn', faced with flint at ground floor and oak boarding at first floor, under a clay tile pitched roof. Covered balconies would face into the hotel grounds maintaining the courtyard character (LIS also required);
- Recladding of existing bedroom block within 'Cedar Lawn' with oak (LIS also required);
- Biomass energy centre and plant room (to serve the Hotel) in service area (west of Cedar Lawn) to be clad in timber with a pitched roof (22.9m x 7.95m x 4.7m) and 10m high flue;
- External landscaping works to 'Cedar Lawn';
- Reception replacement with additional 6 bedrooms (LIS also required);
- Replacement bedroom block to 'Reception Courtyard' to be finished in same manner to new block on Cedar Lawn (LIS also required);
- Link corridor from new main reception adjacent to edge of building facing the car park, to link the existing facilities (LIS also required), and
- External landscaping works to reception, reception courtyard and car park.

**Outline planning permission and Listed Building Consent** (where indicated by LIS) is sought for the following works for Phase 3. Please note that landscaping is the only matter reserved for a further planning application in relation to Phase 3.

- Link corridor extension along eastern elevation of health club and spa facilities (LIS also required);
- Spa extension and refurbishment (LIS also required);
- Bar and restaurant extension and refurbishment within the spa/health club area of the hotel (LIS also required);
- External landscaping works to spa and restaurant area and car park extension, and
- Conversion of existing gym reception into farm shop associated with wider Goodwood Estate.

3.4 The proposal also involves alterations to the servicing arrangements for the hotel, including the creation of a new opening in the kitchen wall in the north-west corner of the application site, which would be delivered as part of Phase 1. There are also plans to relocate the 18<sup>th</sup> hole of the golf course as part of Phase 3, although the final details of this would form part of the reserved matters application.

## 4 Consultations

4.1 **Natural England** - Defer to the SDNPA to advise regarding impact on wider landscape and protected species.

4.2 **Historic England** - Defer to SDNPA specialist conservation and archaeological advisers to provide comments.

4.3 **Southern Water** - Applicant advised to investigate feasibility of connecting to nearest public sewer and to provide relevant details of SuDS scheme to be implemented.

4.4 **Sussex Garden Trust** - Insofar as these developments now and in future directly affect the registered parkland of Goodwood it is limited. The high walls of the walled garden and surrounding tree belts are effective screens. Before determining the application, the Planning Authority should assess whether the development would result in any harm to the Grade I Registered Park, even if less than substantial harm, and balance this against other benefits.

- 4.5 **WSCC Highway Authority** - Further information is requested on the visibility splays to be provided and measures undertaken to close the existing access arrangement (confirmed this can be secured by condition).
- 4.6 **WSCC Lead Local Flood Authority** - No objection; soakaways would be used to control the surface water runoff from the site. This method would, in principle, meet the requirements of the NPPF, PPG and associated guidance documents.
- 4.7 **Archaeology Officer** - No objection, subject to conditions securing further investigation work including the excavation of a trial trench, with any subsequent measures to ensure suitable preservation (such as further investigation) depending on the results.
- 4.8 **Drainage Officer** - No objection: The approach to surface water drainage is acceptable in principle and given knowledge of local geology, likely to sufficiently drain the development. There is also no objection to the proposed use, scale or location of development based on flood risk. Condition securing full details of the surface water drainage scheme is proposed.
- 4.9 **Ecology Officer** - Objection: advise that planning permission is not granted until the applicant's ecologist carefully examines the proposals for the site and undertakes all the necessary survey work, along with appropriate mitigation and enhancement.

**Planning Officer Comment:** The applicant has completed further survey work in respect of protected species, most notably bats. At the time of writing the report further comments are expected from the Ecology Officer, it is anticipated that officers will be able to update Members at Committee. However, officers are satisfied that sufficient information has been provided for a decision to be made and mitigation measures and further work can be secured via suitably worded conditions. This is set out further in Section 7 of this report.

- 4.10 **Landscape Officer** - No objection, subject to conditions.
- 4.11 **Design Officer** - No objection, subject to conditions
- 4.12 **Conservation Officer** - Support – the proposals, taken together, are neutral or a mild enhancement on the current situation.
- 4.13 **Environmental Health Officer** - No objection subject to conditions regarding unexpected contamination, securing a construction and environmental management plan, an air quality assessment, extraction details and a scheme for the control of noise and vibration for any plant equipment
- 4.14 **Westhampnett Parish Council** - No objection, but would like to draw attention following matters to SDNPA
- It is proposed that foul water will be drained to Westerton village – is this additional amount acceptable to Southern Water?
  - There have been several accidents at New Barn Hill Road – should mitigation measures be considered by WSCC Highways?

## 5 Representations

- 5.1 There have been no third party representations received in association with either the planning or listed building applications.

## 6 Planning Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan is the **South Downs Local Plan 2014-2033 (SDLP)**. The development plan policies and other material considerations considered relevant to this application are set out below.

### National Park Purposes

- 6.2 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.
- 6.3 If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.
- National Planning Policy Framework (NPPF) and Circular 2010
- 6.4 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 (DEFRA Circular) and The National Planning Policy Framework (NPPF) which was issued and came into effect on 24 July 2018 and further amended in February 2019. The DEFRA 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 landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.
- 6.5 The NPPF has been considered holistically in the determination of this application, although it is considered that the following sections are of particular relevance:
- Section 2: Achieving Sustainable Development
  - Section 4: Decision-making
  - Section 6: Building a strong, competitive economy
  - Section 8: Promoting healthy and safe communities
  - Section 9: Promoting sustainable transport
  - Section 12: Achieving well-designed places
  - Section 14: Meeting the challenge of climate change, flooding and coastal change
  - Section 15: Conserving and enhancing the natural environment
  - Section 16: Conserving and enhancing the historic environment
- 6.6 In addition to the above, it is considered that paragraphs 7, 8, 10, 11, 47, 48, 83, 84, 91, 98, 102, 103, 127, 131, 148, 163, 170, 172, 175, 184, 189, 192, 193, 194, 196 and 197 of the NPPF are particularly relevant to the determination of these application. Of these, paragraphs 189 - 192 require the SDNPA identification and assessment of the significance of heritage assets and to take account of the desirability to sustain and enhance this significance.
- 6.7 At paragraph 192, the NPPF states that when determining planning applications that affect heritage assets, Local Planning Authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.8 Paragraph 193 states that 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting; and (paragraph 194) where the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweigh that harm or loss; or (paragraph 195) where the 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 securing its optimum viable use.

### Town and Country Planning (Listed Building and Conservation Areas) Act 1990

- 6.9 Sections 16 and 66 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 are also relevant.
- 6.10 Section 16 relates to the grant of Listed Building Consent and states that ‘in considering whether to grant consent, special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 6.11 Section 66 relates to the grant of planning permission and states ‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

### Major Development

- 6.12 Officers are of the view that the proposal does not constitute major development for the purposes of paragraph 172 of the NPPF (2018). Accompanying footnote 55, advises that ‘major development’ in designated landscapes is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

### Development Plan Policies

- 6.13 The following policies of the **South Downs Local Plan** are considered relevant to this application and these policies are considered to be compliant with the NPPF:

- SD1 – Sustainable Development
- SD2 – Ecosystem Services
- SD4 – Landscape Character
- SD5 – Design
- SD6 – Safeguarding Views
- SD7 – Relative Tranquillity
- SD8 – Dark Night Skies
- SD9 – Biodiversity and Geodiversity
- SD11 – Trees, Woodland and Hedgerows
- SD12 – Historic Environment
- SD13 – Listed Buildings
- SD16 - Archaeology
- SD17 – Protection of the Water Environment
- SD19 – Transport and Accessibility
- SD20 – Walking, Cycling and Equestrian Routes
- SD21 – Public Realm, Highway Design and Public Art
- SD23 – Sustainable Tourism
- SD25 – Development Strategy
- SD34 – Sustaining the Local Economy
- SD45 – Green Infrastructure
- SD48 – Climate Change and Sustainable Use of Resources
- SD49 – Flood Risk Management
- SD50 – Sustainable Drainage Systems
- SD54 – Pollution and Air Quality

### South Downs Partnership Management Plan

- 6.14 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.
- 6.15 The following policies are considered to be of particular relevance to this application:

- General Policy 1 – conserve and enhance the natural beauty and special qualities of the landscape
- General Policy 2 – develop landscape-scale partnerships and initiatives to focus on enhancing key ecosystem services
- General Policy 3 – protect and enhance tranquillity and dark night skies
- General Policy 4 – create more, bigger, better-managed and connected areas of habitat
- General Policy 7 – joined-up and sustainable management of the coast
- General Policy 9 – significance of historic environment is protected
- General Policy 29 – enhance the health and well-being of residents and visitors by supporting the use of the National Park as a place for healthy outdoor activity and relaxation
- General Policy 31 – raise awareness and understanding of National Park, that inspire and celebrate strong sense of place
- Transport Policy 39 – management of vehicle parking to improve visitor experience
- Visitor and Tourism Policy 43 – support the development and maintenance of appropriate recreation, tourism and visitor hubs

6.16 The outcomes of the SDPMP are also a material consideration. Relevant outcomes include 1, 2, 3, 4, 5, 6 and 8.

## **7 Planning Assessment**

7.1 The use of the site is well established as a hotel and associated leisure and conference facilities. It has recently come back under the full control of the Estate, having previously been managed by a separate company. There is no overall amendment in terms of the offer provided to guests, and the principle of enhancing the tourism offer available is generally supported by the SDLP policies, in particular policies SD23 (Sustainable Tourism) and SD34 (Sustaining the Local Economy). The principle of the biomass plant, to serve the hotel with the timber generated within the Estate, is also supported.

7.2 The main issues for consideration with regard to these applications are:

- Landscape character and visual impact (including design)
- The effect on heritage assets
- The impact on ecology and biodiversity
- Accessibility, highway safety and sustainable travel.

### Landscape Character and Visual Impact (including Design)

7.3 The overall character of the setting of the existing hotel buildings has become subservient to the sprawl of built form across the site. Any features of interest are somewhat lost through the piecemeal and reactive nature of the evolution and expansion of the complex. The proposal seeks to better utilise existing landscape features and restore others to revitalise the landscape setting.

7.4 Examples of how this is achieved include the retention of the kitchen garden walls, which provide a strong framework and inspiration for the hotel, as well as their use to direct and define areas of the car park. The retention of the walls has also provided inspiration for the revival of the productive origins of the site (i.e. as a kitchen garden serving the wider Estate) and a nod to the organic farming practices associated with the Estate. The overall objective is to ensure the historic use and landscape form are more evident; the landscape masterplan associated with the scheme is considered to demonstrate the plausibility of achieving this and can be secured by condition.

7.5 The kitchen garden walls to the east and south, and the mature planting to the north ensure the site is well screened from public vantage points, with all development confined to the existing complex of buildings. The proposed planting to the west within the golf course would be an enhancement which would serve to improve the relationship of the golf course with the Registered Parkland in which it operates. The height of the additional buildings is no greater than the existing structures, with fully-pitched roofs rather than crown roofs (as is the case with several existing structures), thereby reducing their impact. There is a glazed

element proposed to the roof of the link corridor and the single storey extension to the restaurant/health club. These are in the single storey elements and are of a small scale, where light spill will be partially blocked by the existing buildings. Given the minor scale of these additions, it is considered that there would not be a harmful impact on the International Dark Night Skies Reserve.

- 7.6 The flue associated with the biomass plant would be 10m in height. The location has been selected to limit any visibility from viewpoints; it too is well screened from the north, with no intervisibility between Goodwood House and the proposal. The existing hotel would screen views from the highway and it is considered that intervening landscape features (such as areas of woodland) would prevent views from nearby elevated sites such as Halnaker Hill and the Trundle.
- 7.7 Whilst the flue could have the potential to have a minor adverse impact in views from within the National Park, it is considered that through measures such as the landscape masterplan and conditioning the finish of the flue, this impact would be adequately mitigated. Overall, when regarded in their entirety, the proposed works would result in an enhancement to visual amenity.

#### Heritage Assets

- 7.8 There are 3 heritage assets for which the proposal needs to be considered against;
- Registered Parkland (Grade I) in which Goodwood House (also Grade I Listed Building) and its associated kitchen garden are located;
  - Former Richmond Arms and Stables (Grade II Listed Buildings), which form part of the hotel complex; and
  - Devil's Ditch (Scheduled Monument), which lies immediately to the north of the site.
- 7.9 The kitchen garden at Goodwood is historically significant both as part of the historic estate and registered parkland, and also as an example of a late C18 walled garden serving a country house with associated structures. It is clear that the remaining buildings and walls whilst no longer complete, is of significance and interest, given the ability to still read the built pattern, which speaks of the form and function, and the relationship to Goodwood House. The landscape setting contributes to the understanding of its former role within the Parkland landscape and this in turn contributes towards its historical importance and significance.
- 7.10 The proposed works would have a direct impact on the Parkland and the kitchen garden, as a result of the proposed alterations to the western edge of the complex (extension of spa facilities and landscaping), creation of a new access through an existing wall adjacent to the bothy/apple store, the car park extension and through the bedroom extension on the Cedar Lawn.
- 7.11 In terms of the works to the west (such as the health club extension and landscaping), these have been discussed in the above section and are considered to have a positive impact on the setting and character of the Parkland and kitchen garden. The new bedroom extension reflects the scale and form of other additions to the hotel and would be sited comfortably within this particular section of the kitchen garden. It would have no impact on the ability to read the plan form of the garden and in terms of its impact on the heritage asset, would cause no harm.
- 7.12 The car park extension would involve the removal of the tennis court to the south; it is considered this would have very limited impact on the overall appreciation of the Parkland, which would be mitigated through carefully considered planting. As landscaping is a matter reserved, the details will be considered at a later stage.
- 7.13 The creation of the service access results in the direct loss of some historic fabric associated with the kitchen walls. It is considered that the loss of a portion of this historic fabric would result in less than substantial harm to a designated heritage asset (most significantly, the kitchen walls associated with Goodwood House). Therefore, this harm needs to be weighed against the public benefits of the proposal. Creating a more discrete and direct access for



the purposes of servicing enables the overall improved function of the hotel facilities. It also enables guests to better experience the remainder of the kitchen gardens, without interruption from large vehicles. This is also a smaller part of a wider scheme, which would generate wider benefits for all of the heritage assets listed when considered holistically. It is therefore considered that the public benefits outweigh the less than substantial harm generated from this particular element of the scheme.

- 7.14 There are very minor works within the former Richmond Arms part of the complex, involving the removal of modern internal studwork, which are considered to cause no harm to the integrity of the Grade II Listed Buildings. The removal of the curved meeting room and its replacement with a more traditional form of structure would allow for the creation of a more legible entrance and increase the significance of the original building; this is a benefit. The overall refurbishment of the existing structures would provide a more cohesive appearance and higher quality finish, which in turn would enhance and complement the setting of the heritage assets.
- 7.15 The replacement bedroom block in the Reception Courtyard (adjacent to the stables) would have a direct impact on the setting of the stable complex. The scale of the new building is larger than existing, however the overall proposals affecting this courtyard provide improved legibility for guests at the hotel and ultimately improve their appreciation of the setting of the heritage assets. It is therefore considered that the alterations are acceptable.
- 7.16 The new bedroom blocks are both located in close proximity to the Devil's Ditch and are likely to be visible when immediately adjacent to the Scheduled Monument (although mature trees and the existing kitchen garden walls would screen much of the new structures). These would therefore have an impact on the setting of the Scheduled Monument, which would result in less than substantial harm (albeit this harm is very minor). There are opportunities to improve interpretation and understanding of the Scheduled Monument, which could be brought forward as part of the proposed development, which would more than mitigate the impact and could be reasonably conditioned. Therefore it is considered the public benefit would outweigh any harm caused by the development. Investigative works have been carried out by the applicant, to determine whether there would be any physical impact on the Scheduled Monument, or whether there is any further archaeology that may be affected by the proposals. The findings conclude that "there are no archaeological imperatives to be invoked in the consideration of the planning application".
- 7.17 Overall, it is considered that the proposed development would accord with the relevant development plan policies and outcomes of the Partnership Management Plan.

#### Ecology

- 7.18 The landscape masterplan and ecosystem services statement indicate where further enhancements are proposed in respect of biodiversity and ecology. These include planting to encourage insects (pollination) and as a food source for bats; preservation of existing trees and planting of further trees, including fruit species which could be used within the hotel and wider Estate, and are considered to be appropriate and characteristic of the surroundings.
- 7.19 Following initial comments from the Ecologist, the applicant has completed further survey work in respect of protected species for the Phase I works. The survey recorded two bats (a common pipistrelle and soprano pipistrelle) emerging from the existing building. The applicant has also put forward a number of mitigation and enhancement measures to reduce the impacts to the protected species as well as acknowledging that further survey work will be required for this multi-staged development. It is considered reasonable and appropriate to secure these mitigation measures and further survey work (for the later phases) via suitably worded conditions.

#### Accessibility, Highway Safety and Sustainable Travel

- 7.20 One of the key objectives of the proposed development is to improve visual connections upon arrival for guests, with the various aspects of the hotel complex and how they relate to each other. To that end, clarity has been introduced upon arrival through the building

renovations themselves, and then throughout the various hotel spaces, to make guests journey through the space much clearer and enjoyable.

- 7.21 The car park layout has been amended, again to provide better legibility for users, with clearer routes through the parking area and clearly defined entrance and exit points for the different uses. The existing access arrangements for the hotel car park include separate points for entrance and exit. This application includes the closure of the exit, with traffic using the existing entrance point to exit. WSCC Highways have requested details of how the existing area would be stopped up, which is considered to fall under the remit of the future reserved matter application. Revisions to the visibility splays have also been requested, to account for the removal/relocation of hotel signage. It is considered that such details are able to be reasonably provided through a suitably worded condition and related to the proposed phasing of the changes to the car park, which form part of Phase 2.
- 7.22 The extended car park will require some levelling, with the necessary fill being acquired as a result of the proposed landscaping works associated with the Reception Courtyard area (Phase 2). This is appropriate and can be secured through the imposition of a condition.
- 7.23 Overall, the proposals will be an improvement on the existing arrangements and given the minor increase in potential guests relating to the development would not have a severe impact on the local highway network. The comments from the Parish Council have been noted and WSCC Highways have confirmed that given the enhancement the proposal generates in terms of highway safety, no further mitigation is required.
- 7.24 It has been demonstrated through the inclusion of swept path analysis that the re-routed service arrangements within the site are achievable and allow enough spaces for vehicles to turn on site. The service access into the application site itself has not changed.
- 7.25 The proposals would improve highway safety and accord with development plan policies and the Purposes of the National Park.

#### Other Matters

- 7.26 The applicant has confirmed that Southern Water have committed to upgrading the local drainage network and are currently determining the level of works required. The applicant has also confirmed they are happy to accept a condition which requires connection to be available for use prior to the first occupation of the new hotel rooms. It is considered that this would be reasonable and achievable and there are no foul drainage concerns regarding the application.
- 7.27 There are proposed opportunities for surface water drainage across the site, which have been captured through the ecosystem services statement. Overall, the scheme will improve the sites drainage capacity through the introduction of permeable paving in the car park areas. Owing to the phasing of the development, there is still a need to provide some additional capacity (or for it to be demonstrated this capacity exists currently) and therefore further details are still required, which can be secured through conditions.
- 7.28 Part of Phase 3 includes the potential for a farm shop to be included within the existing hotel complex. The applicant has not yet confirmed whether this would definitely occur and such a use is likely to be ancillary to the overall use of the site as a hotel/spa/golf complex, given the scale indicated. A condition is therefore proposed to request further details of the nature and scale of such a use, in the event it is introduced.

## **8 Conclusion**

- 8.1 The proposed scheme is considered to achieve its overall objective of raising the standards of building and services to better accord with the ethos and landscaping of Goodwood. In doing so, the development has also demonstrated an overall enhancement of the character of the site, in terms of natural beauty, wildlife and cultural heritage. It also provides additional examples of how further knowledge and understanding of the National Park can be achieved through interpretation of the Scheduled Monument and through the aims and objectives of the landscaping strategy.

- 8.2 The scheme would deliver a number of ecosystem service benefits, including creating better and more joined up natural habitats, improved surface water drainage and provide opportunities to cultural resources. These benefits, and the high quality delivery of the scheme would be secured through the imposition of conditions as detailed below.
- 8.3 It is therefore considered that the proposal would accord with the relevant policies with the National Planning Policy Framework, the South Downs Local Plan, the South Downs National Park Partnership Management Plan 2014-2019 and the DEFRA Circular and purposes of the National Park.

## **9 Reason for Recommendation and Conditions**

- 9.1 It is recommended that the hybrid **planning permission (part full and part outline)** be approved subject to the following conditions:

### **General**

- 1) The development which forms Phase 1 and Phase 2 (as defined on drawing number 170262 (10)110 rev B) hereby permitted shall begin before the expiration of three years from the date of this permission.

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

- 2) The development which forms Phase 3 (as defined on drawing number 170262 (10)110 rev B) hereby permitted shall begin before the expiration of three years from the date of this permission, or before the expiration of two years from the date of the approval of the last Reserved Matters, as defined in Condition 3 to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3) No development that forms part of Phase 3 hereby permitted shall commence until details of the landscaping (herein called 'the Reserved Matter') have been submitted to and approved in writing by the Local Planning Authority. Application for the approval of the Reserved Matters shall be made within 2 years of the date of this permission. The development shall accord with the approved details and the Landscape Masterplan submitted as part of the Design and Access Statement: Revision 1 (produced by 3D Reid).

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

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

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

### **All Phases**

- 5) The development shall be carried out in accordance with the Construction Management Plan (Version 4 dated 20 September 2019).

Reason: In the interests of highway safety and the amenities of the area.

- 6) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. The development shall not be first occupied until;

- i) an investigation and risk assessment has been undertaken in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority, and

- ii) where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Any remediation shall be fully implemented in accordance with the approved scheme before the development is bought into use, and
- iii) a verification report for the remediation shall be submitted in writing to the Local Planning Authority before the development is first bought into use.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of contaminated land in accordance with local and national planning policy.

- 7) Prior to the development hereby permitted commencing above slab level, a landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include the objectives of the Ecosystem Services Statement (produced by Wilder Associates) and the Design and Access Statement: Revision 1 (produced by 3D Reid), as well as the following:
  - a) description and evaluation of features to be managed;
  - b) ecological trends and constraints on site that might influence management;
  - c) aims and objectives of management;
  - d) appropriate management options for achieving aims and objectives;
  - e) prescriptions for management actions, together with a plan of management compartments;
  - f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
  - g) details of the body or organisation responsible for implementation of the plan;
  - h) ongoing monitoring and remedial measures.

The plans shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: Biological communities are constantly changing and require positive management to maintain their conservation value. The implementation of a LEMP will ensure the long term management of habitats, species and other biodiversity features.

- 8) Prior to the development hereby permitted commencing above slab level on
  - a) Phase 1,
  - b) Phase 2,
  - c) Phase 3,

a detailed planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be in accordance with the Ecosystem Services Statement (produced by Wilder Associates) and the Landscape Masterplan within the Design and Access Statement: Revision 1 (produced by 3D Reid) and shall include the following details:

- Layout of planting to show plant species, nursery planting sizes, locations, densities and numbers, and
- Areas of grass & specification for seeding or turfing as appropriate.

All such work as may be approved shall then be fully implemented in the first planting season, following commencement of the relevant phase of development above slab level and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others

of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

- 9) Prior to the commencement of development on the Phase 1 bedroom block at Cedar Lawn, details of surface water drainage for the development, which shall follow the principles of sustainable drainage as far as practicable and based on the measures outlined in the Drainage Report (produced by David Narro Associates dated 31 May 2019), and details of the ongoing management and maintenance of these measures shall be submitted to and approved by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The surface water drainage system shall be retained as approved thereafter.

Reason: To ensure satisfactory surface water drainage.

NOTE: The preparatory works for the site compound, works to provide the new service access and demolition can commence prior to the approval of these condition details, providing there is no increase in impermeable surface area.

- 10) Prior to the development hereby permitted commencing above slab level on
- a) Phase 1,
  - b) Phase 2,
  - c) Phase 3,

Sample panels of the brickwork, flintwork and timber cladding shall be constructed on site and samples of all other external materials including roofing and surfacing materials, and approved in writing by the Local Planning Authority. The development shall be carried out and completed to match the approved panels and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority for any variation.

Reason: In the interests of preserving the character and setting of the heritage assets and to ensure a development of high quality.

- 11) Prior to the development hereby permitted commencing above slab level on:
- a) Phase 1,
  - b) Phase 2,

details of the hard landscaping associated with each element of the permitted development shall be submitted to and approved in writing by the Local Planning Authority. This shall be provided in accordance with the approved Design and Access Statement: Revision 1 (produced by 3D Reid) and the works carried out in accordance with the approved details. The hard landscaping details shall include, but are not limited to the following:

- Hard materials (including car parking areas);
- Layout of surfaces including any kerbs, edges, steps and ramps;
- Location and details of any street furniture, including bollards;
- Any tree grilles and tree pit surfaces;
- Drainage proposals including gullies, surface covers, surface water channels, surface levels and falls; and
- Proposed and existing levels and falls.

Reason: In the interests of amenity and conserving and enhancing the landscape character of the area.

12) Prior to the development hereby permitted commencing above slab level on;

- a) Phase 1,
- b) Phase 2,
- c) Phase 3,

details of the windows, doors, air louvres, glazed roof details and rainwater goods shall be provided at a scale of 1:20 and include elevational and sectional details and submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual character of the development and heritage assets.

13) Prior to the development hereby permitted commencing above slab level on;

- a) Phase 1,
- b) Phase 2,
- c) Phase 3,

details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate design and appearance in the interests of protecting the setting of the heritage assets, protected species and conserving the International Dark Night Skies Reserve.

14) Prior to the development hereby permitted commencing above slab level on:

- a) Phase 1,
- b) Phase 2,
- c) Phase 3,

until an air quality assessment, which includes dispersion modelling to demonstrate that the stack height from the biomass boiler is sufficient to prevent emissions having a significant negative impact on the air quality objectives for nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>), shall be carried out for the proposed development and a scheme for protecting the future residential occupiers of the building(s) from the effects of air pollution nitrogen dioxide/airborne particulate matter (PM<sub>10</sub>) arising from road traffic and other sources of pollution has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed prior to the occupation of the building(s) hereby approved and thereafter maintained for the lifetime of the development. Where emissions are shown to result in an increase a full discussion of any potential breaches of air quality criteria shall be provided and an outline of how emissions will be mitigated.

Reason: In order to safeguard the health of the occupiers of the hotel in respect of atmospheric pollution. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

15) Prior to the buildings being first brought into use in;

- a) Phase 1,
- b) Phase 2,
- c) Phase 3,

a report must be issued to the Local Planning Authority setting out the Target Emission Rate and Dwelling Emission Rate for the proposed buildings. These must meet the following minimum standard sustainability credentials unless otherwise agreed in writing by the Local Planning Authority:

- Reduce CO2 emissions by 19% relative to the building regulations baseline, via energy efficiency of built fabric, and,
- Reduce CO2 emissions by 20% relative to the building regulations baseline, via low/zero –carbon energy on site.

Reason: To accord with the requirements of Policy SD48 of the South Downs Local Plan and the NPPF.

16) Prior to the development hereby permitted commencing above slab level for;

- Phase 1,
- Phase 2,
- Phase 3,

a scheme for the control of noise and vibration of any plant (including heating, ventilation, refrigeration, air conditioning and air handling units), to be used in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority. This shall then be so installed prior to the first use of the premises and this shall be so retained and operated in compliance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect local amenity.

### **Phase 1**

17) Prior to the bedroom block on the area known as Cedar Lawn (within Phase 1 as shown on drawing number 170262(10)110 Rev B) being brought into use, details of the interpretation to be provided with regard to the Devil's Ditch Scheduled Monument shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the design and location for any panels, signage, equipment and the contents of the information to be displayed. The interpretation shall be installed in accordance with the approved details within 1 month of the Phase 1 bedroom block being brought into use.

Reason: To provide further understanding and enjoyment of the South Downs National Park and the history of the Scheduled Monument in accordance with the purposes of the National Park.

18) The development hereby permitted under Phase 1 shall be carried out in accordance with the ecological mitigation and enhancement measures as set out in the Bat Survey Report (dated September 2019 produced by AEWCLtd).

Reason: To protect species and habitats and to accord with the Wildlife and Countryside Act 1981.

### **Phase 2**

19) Prior to the commencement of the development on Phase 2, details of the earthworks, to include existing and proposed spot levels, the proposed grading and mounding of land including the levels and contours to be formed within the area known as the Reception Courtyard, and the location of where any surplus materials shall be stored prior to its use in Phase 3 shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a development of high quality that reflects the character of the area and prevents harm to visual amenity.

20) Prior to the commencement of development on Phase 2, a scheme for the extraction and treatment of fumes and odours generated from cooking or any other local activity undertaken on the premises shall be submitted to and approved by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and these shall be operated and retained in compliance with the approved scheme.

Reason: In the interests of local amenity.

- 21) Prior to the commencement of development on Phase 2, revised visibility splays for the access on to Hat Hill Road shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and the existing exit shall not be stopped up until the approved details have been completed.

Reason: In the interests of highway safety.

- 22) Prior to the commencement of development on Phase 2, details of how the existing exit shall be physically closed shall be submitted to and approved in writing by the Local Planning Authority. No part of the development within Phase 2 shall be occupied until such time as the existing exit has been closed.

Reason: In the interest of highway safety and to ensure a development of high quality.

- 23) Prior to the commencement of development on Phase 2, further ecology surveys shall be undertaken and the outcome of the survey work and any proposed mitigation and enhancements measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the long term management of habitats, species and other biodiversity features and to accord with the Wildlife and Countryside Act 1981.

### **Phase 3**

- 24) Prior to the commencement of development on Phase 3, further details of the proposed operation of the farm shop, including the provenance of goods to be stocked and the amount of floorspace the shop would cover shall be submitted to and approved in writing by the Local Planning Authority. The farm shop shall be managed and operated as part of the Goodwood Estate, ancillary to the hotel use.

Reason: To protect the overall character of the area.

- 25) Prior to the commencement of development on Phase 3, further ecology surveys shall be undertaken and the outcome of the survey work and any proposed mitigation and enhancements measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the long term management of habitats, species and other biodiversity features and to accord with the Wildlife and Countryside Act 1981.

- 9.2 It is recommended that the **Listed Building Consent** be approved subject to the following conditions:

- 1) The works for which listed building consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990.

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

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

- 3) Prior to the development hereby permitted commencing above slab level on
  - a) Phase 1,
  - b) Phase 2,
  - c) Phase 3,



Sample panels of the brickwork, flintwork and timber cladding shall be constructed on site and samples of all other external materials including roofing and surfacing materials, and approved in writing by the Local Planning Authority. The development shall be carried out and completed to match the approved panels and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority for any variation.

Reason: In the interests of preserving the character and setting of the heritage assets and to ensure a development of high quality.

- 4) Prior to the development hereby permitted commencing above slab level on;
  - a) Phase 1,
  - b) Phase 2,
  - c) Phase 3,

details of the windows, doors, air louvres, glazed roof details and rainwater goods shall be provided at a scale of 1:20 and include elevational and sectional details and submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual character of the development and heritage assets.

## **10 Crime and Disorder Implications**

- 10.1 It is considered that the proposal does not raise any crime and disorder implications. The bridge improves safety and reduces the possibility of misuse of the railway.

## **11 Human Rights Implications**

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

## **12 Equality Act 2010**

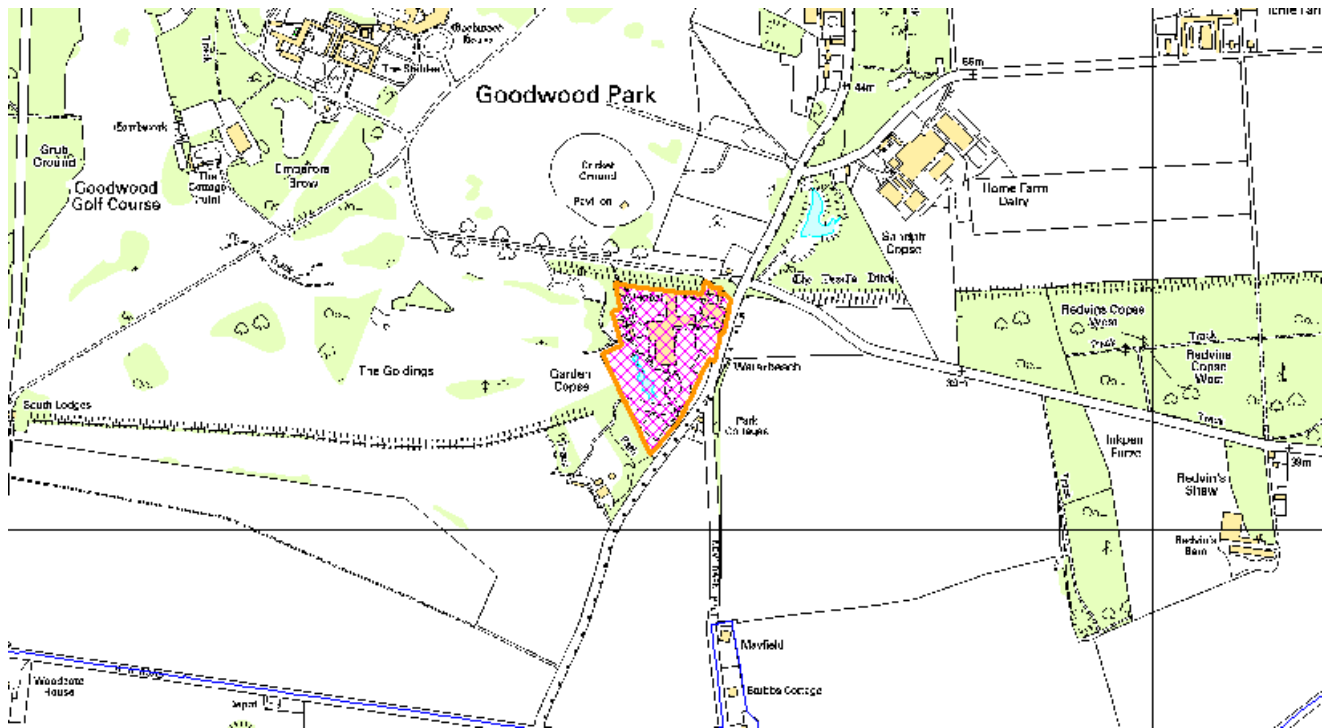
- 12.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010. This includes the requirement of a step free access being provided and the ability of more users being able to access Seaford Bay in this location.

## **13 Proactive Working**

- 13.1 The SDNPA, during the pre-application process and the consideration of the current application, has worked with the applicant to ensure a development is brought forward that conserves and enhances the natural beauty, cultural heritage and wildlife of the Park.

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

Contact Officer: Vicki Colwell  
Tel: 01730 819280  
email: [vicki.colwell@southdowns.gov.uk](mailto:vicki.colwell@southdowns.gov.uk)  
Appendices  
1. Site Location Map  
2. Plans Referred to in Consideration of this Application  
SDNPA Consultees Legal Services & Major Planning Projects and Performance Manager  
Background [Full Details of all planning application documents, plans and consultation responses](#)  
Documents [Full details of listed building consent documents, plans and consultation responses](#)  
[National Planning Policy Framework 2018](#)  
[South Downs Local Plan](#)  
[South Downs National Park Partnership Management Plan 2014-2019](#)



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2012) (Not to scale).

**Agenda Item 7 Report PCI 9/20-20 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
Reports - Construction Management Plan			20.09.2019	Approved
Reports - Ecosystem Services Statement			12.09.2019	Approved
Reports - Landscape Planning Statement			12.09.2019	Approved
Reports - Design and Access Statement: Revision 1			12.09.2019	Approved
Plans - Phasing Plan	170262(10)110	B	12.09.2019	Approved
Plans - Ecosystem Services	GH-WA-MP-GF-DR-L-020		12.09.2019	Approved
Plans - Existing Site Plan	170262(10)004	A	10.05.2019	Approved
Reports - Arboricultural Report			09.05.2019	Approved
Plans - Vehicular Visibility Splay from Main Entrance/Exit	170262(10)106		10.05.2019	Approved
Plans - Tree Constraints and Protection Plan Sheet 1 of 3	J190341-GC-DR-A-3-001		10.05.2019	Approved
Plans - Tree Constraints and Protection Plan Sheet 2 of 3	J190341-GC-DR-A-3-001		10.05.2019	Approved
Plans - Tree Constraints and Protection Plan Sheet 3 of 3	J190341-GC-DR-A-3-001		10.05.2019	Approved
Plans - Topographical Survey Existing (1 of 2)	170262(10)001	A	10.05.2019	Approved
Plans - Topographical Survey Existing (2 of 2)	170262(10)002	A	10.05.2019	Approved

**Agenda Item 7 Report PCI 9/20-20 Appendix 2**

Plans - Wider Location Plan	170262(10)003		10.05.2019	Approved
Plans - Location Plan Existing	170262(10)009		10.05.2019	Approved
Plans - Site Plan Existing	170262(10)010		10.05.2019	Approved
Plans - Topography Proposed 1 of 2	170262(10)103	A	10.05.2019	Approved
Plans - Topography Proposed 2 of 2	170262(10)104	A	10.05.2019	Approved
Plans - Site Plan Proposed	170262(10)105	A	10.05.2019	Approved
Plans - First Floor Plan Downtakings	170262(15)004	A	10.05.2019	Approved
Plans - Downtaking Elevations Sheet 1 of 2	170262(15)005		10.05.2019	Approved
Plans - Downtaking Elevations Sheet 2 of 2	170262(15)006		10.05.2019	Approved
Plans - Ground Floor Plan Existing 2 of 2	170262(20)002		10.05.2019	Approved
Plans - First Floor Plan Existing 1 of 2	170262(20)003		10.05.2019	Approved
Plans - First Floor Plan Existing 2 of 2	170262(20)004		10.05.2019	Approved
Plans - Existing Roof Plan 1 of 2	170262(20)005		10.05.2019	Approved
Plans - Existing Roof Plan 2 of 2	170262(20)006		10.05.2019	Approved
Plans - Long Sections and Elevations Existing A-A and B-B	170262(20)007		10.05.2019	Approved
Plans - Ground Floor Plan Existing 1 of 2	170262(20)001		10.05.2019	Approved
Plans - Existing Elevations Sheet 1 of 2	170262(20)011	A	10.05.2019	Approved
Plans - Existing Elevations Sheet 2 of 2	170262(20)012	A	10.05.2019	Approved
Plans - Proposed Ground Floor Plan 1 of 2	170262(20)101	A	10.05.2019	Approved

**Agenda Item 7 Report PCI 9/20-20 Appendix 2**

Plans - Proposed Ground Floor Plan 2 of 2	170262(20)102	A	10.05.2019	Approved
Plans - Proposed First Floor Plan	170262(20)103	A	10.05.2019	Approved
Plans - Proposed Roof Plan 1 of 2	170262(20)104	A	10.05.2019	Approved
Plans - Proposed Roof Plan 2 of 2	170262(20)105	A	10.05.2019	Approved
Plans - Sections and Elevations Proposed A-A, B-B and C-C	170262(20)107	A	10.05.2019	Approved
Plans - Proposed Elevations Sheet 3	170262(20)112	A	10.05.2019	Approved
Plans - Proposed Elevations Sheet 2	170262(20)111	A	10.05.2019	Approved
Plans - Proposed Elevations Sheet 4	170262(20)113	A	10.05.2019	Approved
Plans - Proposed Elevations Sheet 1	170262(20)110	A	10.05.2019	Approved
Plans - Proposed Sections Sheet 1	170262(20)115	A	10.05.2019	Approved
Plans - Proposed Sections Sheet 2	170262(20)116	A	10.05.2019	Approved
Plans - Proposed Biomass Plant	170262(20)118		10.05.2019	Approved
Plans - Proposed Sections Sheet 3	170262(20)117	A	10.05.2019	Approved
Plans - Proposed Biomass Plant	170262(20)119		10.05.2019	Approved
Plans - Meeting and Conference Facility Elevations	170262(20)203		10.05.2019	Approved
Plans - Meeting and Conference Facility Sections	170262(20)204		10.05.2019	Approved
Plans - Ground Floor Plan Downtakings	170262(15)003	A	10.05.2019	Approved
Plans - Swept Path Analysis - Service Access	18.0722-801		30.07.2019	Approved

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

