

**Agenda Item 9**  
**Report PC24/25-04**

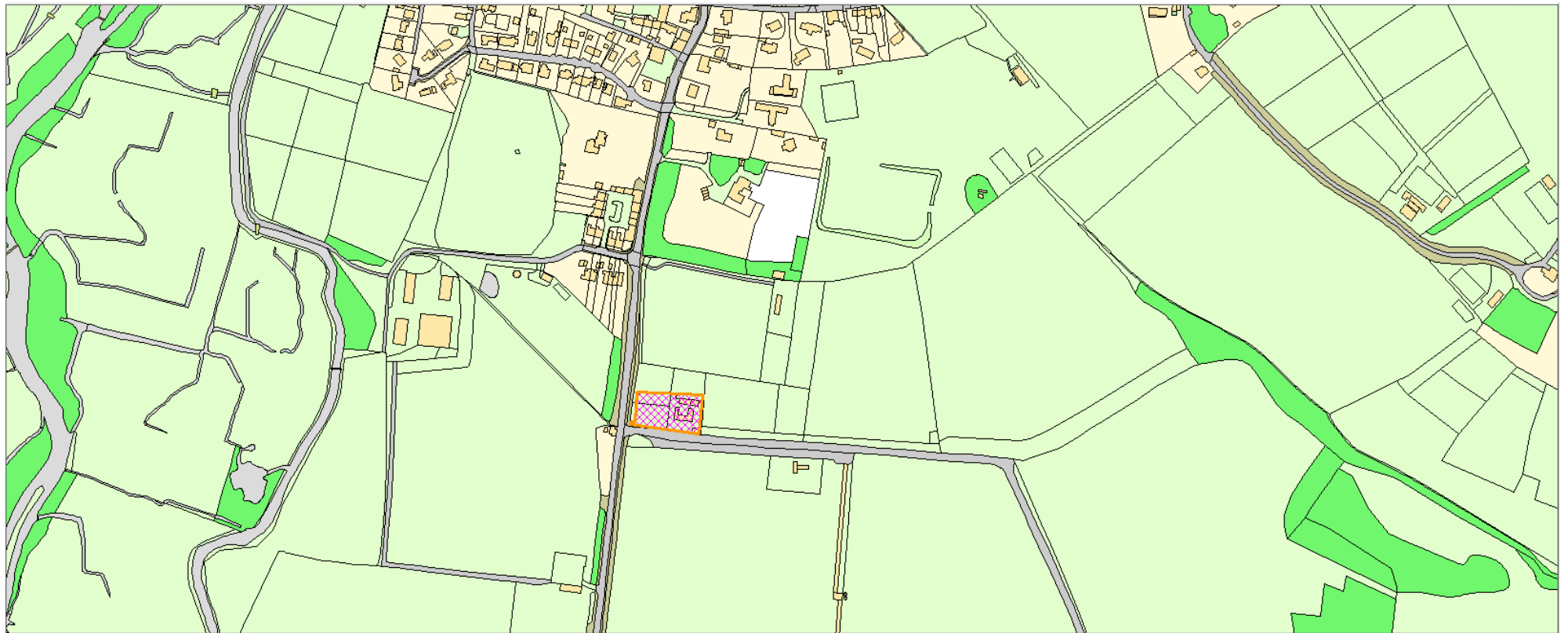
Report to **Planning Committee**  
Date **12 September 2024**  
By **Director of Planning (Interim)**  
Local Authority **Winchester City Council**  
Application Number **SDNP/22/02181/FUL**  
Applicant **Mr V Scappaticci**  
Application **Increase height and conversion of stables to 4 holiday lets**  
Address **Land adjacent to Hare Lane, Twyford, Hampshire, SO21 1FR**

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**Recommendation:**

- 1) **That authority be delegated to the Director of Planning, in consultation with the Chairman of Planning Committee, to grant planning permission subject to:**
    - i) **The satisfactory resolution of the issue of nitrate and phosphate neutrality**
    - ii) **A S106 legal Agreement, the final form of which is delegated to the Director of Planning to secure Nitrate and phosphate neutrality mitigation measures (as necessary)**
    - iii) **The conditions set out at Paragraph 9.1 of the report and any amendments or other conditions required to address nitrate and phosphate neutrality, as necessary.**
  - 2) **That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 12 September 2024 Planning Committee meeting.**
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## Site Location Map



E: 447580.87  
N: 124339.57

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## Executive Summary

### Key Matters

- The site is set within the open countryside to the South of Twyford Village, outside the settlement boundary.
- The blue line plan submitted shows the overall ownership of the site and the redline plan shows the land at the western edge of the site, the access track and the stables. The land is currently used for equestrian stabling and grazing. The proposal is to convert and extend the existing stables to form 4 units of tourist accommodation (with a condition to restrict it to such), vehicular access to these being via the existing access from Hare Lane to the stables.
- The application originally included the introduction of a steeply pitched roof in order to provide additional accommodation in the roof space. This element has subsequently been amended with the proposals now showing a minimal increase in the roof height (thus resulting in no first floor accommodation). Additionally, the number of units proposed has been revised from 6 down to 4.
- There are 3 new 'eco pods' proposed on land adjacent to the stables, these being subject to a separate application (SDNP/22/02180/FUL) made by the same applicant. This application is considered under a separate report to committee.
- The main issues for consideration are the principle of tourist accommodation in this location and the impact of the change of use and alterations to the stables on the immediate and surrounding landscape. Officers consider the proposals to be acceptable and permission is recommended.
- The scheme is before members due to the level of objections raised in relation to the site and the proposals.

### **1. Site Description**

- 1.1 Access to the site is off the B3335 and is also the access for Hare Lane (a designated footpath), and another, single track road leading to Hare Farm which is Southeast of the site. The site, stables and immediately surrounding fields are currently within equestrian use. The site entire land holding as shown by the blue line plan is a 0.22ha plot). The land is horse grazed pasture with hedgerows and trees bordering the north and south boundaries.
- 1.2 The land slopes gently from west to east and the larger fields on the eastern portion have far reaching views over the valley. The existing stables, hardstanding and access track are at the lowest part of the site and screened along the boundaries by hedgerows. The nearest residential property is Tolgate Cottage approximately 60 metres away and to the west of the site on the opposite side of the B3335.
- 1.3 There are no environmental designations or constraints on the site. Footpath 234/25/1 runs along Hare Lane, adjacent to the track and footpath 234/24/3 which runs across the northeastern boundary of the top field parcel. The site is approximately a mile away from Shawford Railway Station.

### **2. Relevant Planning History**

- 2.1 The site was subject to a pre application enquiry in April, the conclusion of which was; "The principle of the use of the site as tourist accommodation is considered likely to be acceptable; however this is subject to further consideration, showing drawings of the building form and more in depth plans of the site's new use." It should be noted that this pre application submission considered the principle of 3 eco pods plus 3 additional tourist units via the conversion of the stables, so 6 additional units in total.
- 2.2 There is no other relevant planning history.

### **3. Proposals**

- 3.1 The revised drawings show the conversion and extension of the stables to 2 x 1 bed and 2 x 2-bedroom units of tourist accommodation. The works to the stables comprise the removal

of the existing, cement tile sheet that form the roof and its replacement with zinc, which will sit at a slightly steeper pitch. This change in pitch results in a ridge height of approximately 4 metres instead of 3 metres as existing. In addition to the changes at roof level the application proposed the insertion of aluminium windows and rooflights.

- 3.2 In addition to the conversion of the stables the plans show the location (but no details) of the proposed sewage treatment plant and the location of 7 car parking spaces. It should be noted that this area is already given over to hard standing and is parking for visitors to the stables and horseboxes. 4 of the car parking spaces will serve the tourist units within the stable and 3 of the spaces will serve the proposed 'eco pods' under application reference SDNP/22/02180/FUL).

#### 4. Consultations

- 4.1 **WCC landscape officer** - No objection subject to landscaping, planting and surfaces condition.
- 4.2 **HCC Ecology** – No objection subject to conditions
- 4.3 **WCC Drainage** – No objection subject to conditions
- 4.4 **HCC highways** – No objection
- 4.5 **SDNP Tourism Officer** – Supportive in principle, subject to conditions
- 4.6 **Natural England** – Additional information required (which was supplied by Applicant) Any further comments to be reported to Planning Committee verbally.
- 4.7 **SDNP Dark Night Skies consultant** - Comments to be reported verbally.
- 4.8 **Twyford Parish Council Comments;** Objections to original scheme for the reasons below:

- Currently grazing field is a recreational facility for 17 local residents who keep their horses there
- The application lacks detailed information on building method, landscaping and planting, drainage etc.
- The enlarged stables are about 6m high and will be clearly visible from the well-used footpaths, footway and busy B3335 road.
- The rebuilt stables will appear as alien structures visible over the whole extent of the field.

The 8 or so stables appear to be integral to the of the fields and their conversion will stop people using the fields

- Changes to stables results in an exceptionally ugly set of buildings.
  - Horse Chestnut at the entrance should be protected by a TPO
  - Contrary to the SDNP local plan and the Twyford Neighbourhood Plan
  - Two applications (this and that for the conversion of the stables) should be considered jointly
  - No amenity space for the pods
  - Cumulative impacts of other development should be considered, including SDNP/21/05173/FUL
  - The removal of so many Ash which are a dominant tree in this part of the Twyford Landscape has opened up longer views of higher land so making the new building more visible and difficult to screen, particularly on higher land.
- 4.9 The scheme has been revised during the course of the application and the Authority has undertaken a re-consultation exercise with the Parish Council and neighbours. Any

additional comments will be reported to members as part of the update sheet or verbally at committee.

## **5. Representations**

5.1 At the time of writing 4 letters of objection had been received and 17 letters of support.

5.2 The letters of objection raise the following issues.

- Does not conform to the neighbourhood plan and is contrary to development plan policies LHE1 and SD4.3
- Will harm the landscape
- Will be a loss of equestrian facilities
- There is no demand for holiday lets in Twyford
- Noise and disturbance
- Twyford should be prevented from sprawling outwards.
- Proposals are lacking in detail

5.3 The letters of support note that the holiday lets would benefit the local economy and are non-obtrusive and well placed to make use of Shawford Train Station

5.4 Any further comments received as a result of the re-consultation exercise will be summarised and reported to committee.

## **6. Planning Policy**

6.1 Most relevant policies of the adopted Twyford Neighbourhood Plan 2019-2033.

- SBI and SB2 – Settlement Boundary and development outside the settlement boundary
- ST1 Visitor and Tourism Facilities
- LHE1 – protected gaps
- LHE2 Landscape and views

6.2 Most relevant policies of the adopted South Downs Local Plan (2019) (a longer list of other relevant policies and legislation can be found in Appendix I)

- SD4: Landscape Character
- SD5: Design
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD19 : Transport and Accessibility
- SD23: Sustainable Tourism
- SD34: Rural Economy

6.3 Relevant supplementary planning documents (SPD) and other guidance

- Parking for Residential and Non-Residential Development SPD (2021)
- Ecosystems Services TAN
- Design Guide SDP
- Sustainable Construction SPD
- Most relevant sections of the National Planning Policy Framework 2023
- Section 12: Achieving well designed and beautiful places
- Section 15: Conserving and enhancing the natural environment

6.4 Most relevant policies of the South Downs Management Plan (2020-2025)

- Policy 1 – Landscape
- Policy 3 – Dark Night Skies
- Policy 43 -Support new tourism

**7. Planning Assessment**

Principle of development

- 7.1 The site lies in the countryside outside of the built-up area boundary where the countryside is protected for its own sake. Development will only be permitted in exceptional circumstances or where there is a strong justification for a countryside location.
- 7.2 Paragraph 84 of the NPPF seeks to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings, and the development and diversification of agricultural and other land-based rural businesses. Sustainable rural tourism, which respects the character of the countryside, is also supported, including the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities.
- 7.3 Policy SD25(2) outlines that, exceptionally, proposals outside of defined settlements are permitted where they meet other relevant Local Plan policies, respond to the landscape and conserves and enhances the special qualities of the National Park. In these regards, the assessment below outlines compliance with other relevant policy (SD23) and whether it would be an appropriate use of the site. There is, therefore, no conflict with policy SD25.
- 7.4 Policy SD23 Sustainable Tourism outlines a range of criteria to assess proposals. These are addressed in the assessment below, which demonstrates that there is substantial compliance with this policy.
- (a) provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;
  - (b) design and location of development minimises need to travel;
  - (c) proposals not detracting from the experience of visitors or adversely affect the character, historical significance, appearance amenity of the area;
  - (d) Proposals make use of existing buildings and if no suitable existing buildings are available, new buildings be sensitive to their character and setting; and
  - (g) (i) that proposals make a positive contribution to the natural beauty, wildlife and cultural heritage of the National Park and;
  - (ii) are closely associated with other attractions/tourism uses including public rights of way.
- 7.5 In addition to the Local Plan policies, Twyford Neighbourhood Plan is also relevant with regards to the principle of development. This states that outside the settlement boundary, only proposals which comply with other policies in NP will be permitted (policy SD1). Policy ST1 states that new visitor attractions will be supported in accordance with SD 23 (of the SDNP Local Plan) provided:
- (a) The proposal is justified by Twyford’s particular assets.
  - (b) There is a need for the development in that location.
- 7.6 And the NP goes on to state that “Visitor accommodation will only be supported within the settlement boundary unless the circumstances as set out in Strategic Policy SD 23 of the SDNP Local Plan (Part g) apply to the site or the building concerned”.
- 7.7 The site is adjacent to a Public Right of Way and within 1 mile of Shawford Rail Station. There are 2 buses, the 61 (Winchester to Eastleigh), the 69 (Winchester to Bishops Waltham) that serve the B3335 and the nearest bus stop is approximately 100 metres away from the site entrance. Twyford war memorial, on top of Hazely Down and Twyford

Waterworks can both be reached via a network of public footpaths from the site. The site is a short walk off the main Itchen Navigation Trail and also accessible to the South Downs Way, Pilgrims Trail and Monarchs way on foot from the site.

- 7.8 A condition (5) is recommended requiring that applicants submit details of how they will encourage sustainable travel as part of their advertising and management package. This will assist in minimising the need for car travel.
- 7.9 This application only proposes 4 units of tourist accommodation and will utilise an existing access track and hardstanding area already on site as part of the equestrian use. The accommodation will be located within the converted (and extended) stables, which are located close to public footpaths and occupants will be able to immediately appreciate the special qualities of the Park by using this network of paths. Overall the proposals contribute to nature via an increase in biodiversity net gain by 178% and the design and location of the buildings is considered to be sensitive to the site and surrounding area.
- 7.10 In summary, the proposals will make a positive contribution to wildlife and the works to convert and extend the stables will provide tourist accommodation in accordance with SD23. There is overall compliance with SD23 and SD25 and ST1 of the Neighbourhood Plan and the principle of tourism in this location is acceptable.
- 7.11 There have been objections on the grounds that the proposals result in the loss of an affordable form of equestrian facilities, however there are no policies within the Neighbourhood Plan or the Local Plan to protect such uses and therefore a refusal on this ground could not be sustained.

Layout & Landscape

- 7.12 The site is located with the 'Itchen Valley Slopes' south as defined by the supporting landscape assessment to the neighbourhood plan. The South Downs integrated landscape assessment has informed the NP landscape assessment and describes this part of the South Downs as Character Area 4 (Itchen Valley). The NP landscape assessment notes that key landscape characterises and sensitivities specific to this character area include Pasture, paddock and arable fields along the sloping valley sides and tree belts and hedges which provide some enclosure along the valley sides and adjacent to the settlement edge. The assessment notes that the area plays an important role to the rural approach to the village and the undeveloped gap which separates Twyford and Colden Common. Development considerations include conserving the small, gently sloping paddocks and pasture fields that reach into the settlement, to explore opportunities to increase access to the valley floor linking to the Itchen Navigation and to conserve the character of rural lanes and tracks, including the rural approaches to the village.
- 7.13 The existing stable block is located at the far western edge of the site, at the bottom of the hill. There is a thick mature hedge with substantial trees along the northern boundary and western boundary with the B3335. The southern boundary has a hedge and trees which partially shield the stables from views from the public footpath (Hare Lane) but the buildings are visible from the entrance to the site and the B3335 itself. The stables are exposed to longer views from the public footpaths along the northeastern and south eastern boundaries.
- 7.14 The stables are existing structures and their placement makes best use of the site's topography, located at the least visible point in the wider landscape and at the bottom of the hill, in close proximity to the existing hardstanding (proposed parking) and access point. Whilst the altered stables would be visible from the public right of way this visibility would be partially screened by the existing hedges.
- 7.15 This application does not propose to change the existing access point to the stables, which is a single track with unmade surface. Both the 4 units proposed within the stables and the provision of 3 eco pods (SDNP/22/02181/FUL) would utilise this access. The drawings show car parking will be constrained to the area immediately adjacent to the stables and on informal hardstanding and existing tarmac, rather than in a designated car park. The proposed landscaping condition (9) requires details of all surfaces because the detail

contained within the application is limited. Currently this area is where those keeping horses at the stables and/or fields park their cars and also horseboxes when required.

- 7.16 Given the lack of change to the existing access point and the fairly low-level proposed use of the site it is not considered that the use of the existing track for this purpose or the location of car parking would have an adverse impact upon the rural character of the adjacent footpath along Hare Lane.
- 7.17 Twyford Local Plan policy LHE1 refers to protected gaps and this site is shown to be within the gap between Coldon Common and Twyford. The purpose of the policy is to prevent the coalescence of the two settlements and retain the identity of both. The small-scale nature of this application, the fact that it entails the conversion of existing built structures, the introduction of wildlife areas and the retention of the higher land to the East as horse grazing) will ensure that the gently sloping open nature of the fields is retained and the important gap and rural feel of this part of the landscape is retained.
- 7.18 In summary and for the reasons above, it is considered that a satisfactory scheme can be achieved that accords with policies SD4, SD5, SD23 and the criteria (c)(d) and (g) referred to above as well as the Twyford Local Plan.

#### Design

- 7.19 The existing structure of the stables will be retained but the roofs will be replaced. The application originally proposed to substantially increase the ridge height of each roof to accommodate a mezzanine floor of accommodation. However, this has now been revised and all accommodation will be at ground floor level. The roofs of the existing stables will be replaced, and the overall height will change from approximately 3 metres from ground level to ridge point to approximately 4 metres from ground level to ridge point.
- 7.20 The proposals also allow for the insertion of windows and the resulting structures will change in character, from those clearly in equestrian use and having that character to buildings which are clearly more domestic in nature. However, it is considered that, whilst this collection of buildings will change in character, this change can be managed via conditions to ensure that the materials chosen have a rural and rustic nature, rather than an overly domesticised one and the proposed form of the buildings is appropriate, as noted below.
- 7.21 The proposed scale and form of the resulting accommodation is considered to be acceptable, the buildings will sit quietly at the lowest point of the site and be shielded for the most part by the existing mature hedgerows. There is no increase or change to the existing hard standing proposed as part of the application and the low key, rural nature of the entrance to the site will be retained. Overall, the proposed changes to the existing buildings are considered to conserve the character of this part of the fringes of Twyford and the dispersed rural character of buildings within large grounds and/or fields and pasture is retained. Therefore, the alterations to the stables accord with policies SD5 and SD23(1)(c), (d), and (g)i.) in particular.
- 7.22 The application is lacking in detail in terms of drawings and a materials palette, and therefore a condition (6) is suggested requiring further information. The drawings show large rooflights, left unmitigated these have the potential to adversely impact the dark night sky. It is considered that this potential impact can be managed via condition (11) which requires further details of these rooflights and their design (which would need to include mitigation for dark night skies).
- 7.23 Local concern has been raised about the lack of detail supplied with the application however it is considered that the form and size of the structures can be understood from the submission and the conditions as cited above will ensure that clarity is provided prior to the start of any building work commencing.

#### Cumulative Impact

- 7.24 Third party comments raise concerns regarding the cumulative impact of this application, the proposed Eco Pod application, (SDNP/22/02180/FUL) and an application on land in close proximity to the site at Hare Farm (SDNP/21/05173/FUL) which proposes the regularisation



of 20 grass pitches and to allow for occasional rallies to be held for up to 50 caravans. The former is put to committee at the same time as this application and it is clear that both SDNP/22/021801/FUL and SDNP/22/02181/FUL together would result in an additional 7 units in this location, this quantum is considered acceptable. With regards to the latter application, this has not yet been determined and a reason for refusal could not be sustained on cumulative impact in this regard.

Sustainability and SUDs

- 7.25 The application doesn't provide detail of sustainability measures or SUDs at this stage. It is recommended that the requirements of SD 48 are secured as part of a detailed condition (8). Given the small number of units proposed and the amount of land in which they are set it is considered that there will be ample opportunity to manage water run off on site, and therefore conditions (13 & 14) are also appropriate in this regard.

Highways and parking

- 7.26 The highways Authority have not objected to the application. The submitted drawings show 1 car parking space per unit which is compliant with the SPD in relation to visitor accommodation. As noted at paragraph 3.3 above the applicant has agreed an amended condition in relation to the location of the proposed car parking. These conditions (15 and 16) also request details of cycle parking, which are not provided with the application.

Neighbouring amenities & Dark Night Skies

- 7.27 Third parties have raised concerns regarding noise and disturbance. The level of activity overall from the development is unlikely to significantly affect surrounding amenities given the relationship with neighbouring properties, this edge of village location and use of the existing access directly onto the B3335.
- 7.28 Whilst there is additional glazing proposed in the vertical elevations of the converted stables, the eaves proposed have an overhang, which is likely to restrict upward light pollution. However, the proposed rooflights have the potential to create light pollution if not properly screened and therefore further details of these are requested via condition 11. With these conditions in place, the proposals accord with policy SD5 and SD8.

The Conservation of Habitats Regulations (2017)

- 7.29 It is determined that there is the potential for a likely significant effect upon the Solent SPA by virtue of overnight accommodation that would result in nitrates. Additionally, it is determined that there is potential for a likely significant effect upon the River Itchen SSSI by virtue of overnight accommodation that could result in phosphates.
- 7.30 Following this screening, there is, therefore, the need to fulfil the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) via an Appropriate Assessment.
- 7.31 The recommendation before Members is to delegate this more technical matter to the Director of Planning, in consultation with the Chairman of the Planning Committee to resolve, which will likely involve the completion of a legal agreement to secure mitigation measures and monitoring, prior to the grant of planning permission. Provided this aspect of the scheme is addressed it would accord with policy SD10 and the aforementioned Regulations.
- 7.32 Separately, it is considered that the proposals are unlikely to have a direct significant effect upon the Solent SPA, the River Itchen SSSI or other similarly designated sites regarding recreational disturbance due to their proximity.

Ecology and biodiversity net gain

- 7.33 During the course of the application further details were sought from the applicant regarding ecology and biodiversity net gain.
- 7.34 The application was submitted before BNG became mandatory and is therefore exempt from mandatory Biodiversity Net Gain. However, Policy SD9 (b) of the South Downs Local Plan notes that development proposals should identify and incorporate opportunities for net

gain in biodiversity. Paragraph 2.5 of the TAN confirms that the Authority is seeking a minimum of 10% net gain in biodiversity. The submitted metric for this scheme shows an increase of 178% which is a significant planning benefit.

- 7.35 The applicant has submitted a statement setting out the considerations of policy SD2 (Ecosystems services) and concluding that the development proposals will not negatively impact on ecosystems services. The application proposes strips of wildflower rich grassland, the installation of swallow nest cups and house martin nest cups under the eaves of the converted stables.
- 7.36 A condition is proposed (number 9) requiring a landscaping and planting scheme and condition 10 secures the ecological mitigation and on site BNG enhancements. Overall policies SD2 and SD 9 are met.

#### Trees

- 7.37 No trees are to be removed as a result of the development. A horse chestnut exists at the entrance to the site, however no works are shown within the vicinity of this tree and the access track is already in place. A condition is attached preventing change to the surface treatment, width or level of this access track without further consultation with the local planning authority.

#### **Conclusion**

- 7.38 Overall, the scale and design of the proposals are acceptable having taken into account consultee responses, representations, and the landscape character and appearance of the immediate and surrounding area. There are no impacts upon surrounding amenities as a direct result of these proposals which would justify a refusal of Planning Permission.
- 7.39 The NPPF outlines overarching economic, social and environmental objectives to sustainable development. Environmentally, the scheme would enhance on site BNG, provide ecosystems services enhancement and meet the sustainability credentials of the local plan.
- 7.40 The proposals substantially comply with the Local Plan and the NPPF, National Park Purposes and duty, and relevant legislation. There are no material considerations of sufficient weight which would justify refusing permission.
- 7.41 The application is, therefore, recommended for approval subject to the conditions as set out below.

#### **8. Reason for Recommendation**

- 8.1 1) That authority be delegated to the Director of Planning, in consultation with the Chairman of Planning Committee, to grant planning permission subject to:
- i) The satisfactory resolution of the issue of nitrate and phosphate neutrality
  - ii) A S106 legal Agreement, the final form of which is delegated to the Director of Planning to secure Nitrate and phosphate neutrality mitigation measures (as necessary)
  - iii) The conditions set out at Paragraph 9.1 of the report and any amendments or other conditions required to address nitrate and phosphate neutrality, as necessary.
- 2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 12 September 2024 Planning Committee meeting.

Chairman of Planning Committee, to grant planning permission subject to:

#### **9. Conditions**

##### Time limit & Approved Plans

- I. 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) and Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

#### Use

3. The development hereby approved shall not be used at any time for any purpose other than as holiday accommodation. The tourist units hereby permitted shall not be used as permanent residential accommodation or for any other purpose in Use Class C3 (dwellinghouses) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: This development in the countryside, outside of any identified settlement and is only acceptable as holiday accommodation for use by short term visitors to the area.

4. The holiday accommodation hereby approved shall not be occupied by any person, group or their dependants, for a consecutive period of more than 28 days in any calendar year. A register of the occupancy of the pods shall be maintained and kept up to date by the operator of the units and shall be made available to the Local Planning Authority upon request (within 14 days of a written request being made). It shall record the names and addresses of all visitors and their arrival and departures dates.

Reason: There is a need to ensure that practical and permanent management measures are in place to manage the site as visitor accommodation.

5. Prior to the development being brought into use, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This Plan shall include (but not limited to) the following:
  - a) Site management in respect of noise and visitor activities such as barbeques, pets and amplified music.
  - b) A Waste Management Plan identifying all waste streams and confirming how waste shall be collected, stored and disposed of.
  - c) Management and maintenance of the access, parking areas (including electric vehicle charging points) and external lighting.
  - d) Measures to educate visitors about the special qualities of the South Downs National Park.
  - e) Measures to educate potential visitors and visitors about sustainable travel, the use of public transport, including Shawford rail station and local taxi services.

The Site Management Plan shall be implemented in full accordance with the approved details and thereafter adhered to in the operation of the development.

Reason: To ensure that the site is managed in an environmentally sensitive way, to minimise impacts upon surrounding amenities and inform visitors of the recreational and educational activities in the South Downs National Park.

#### Materials

6. No development shall be commenced unless and until a schedule including (but not limited to) materials and samples of such materials, finishes and colours to be used for external walls, windows and doors, roofs, and rainwater goods of the converted buildings, have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform in full to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development.

#### Levels

7. No development shall commence until details of site levels and longitudinal and latitudinal sections through the site, have been submitted to and approved by the Local Planning Authority. These shall show how the extensions to the stables relate the topography of the site, in comparison to existing levels. The development shall thereafter be implemented in full accordance with the agreed details.

Reason: To ensure a satisfactory development which responds to the characteristics of the site and its surroundings.

#### Sustainable Construction

8. No development shall commence until detailed information in a Design Stage Sustainable Construction Report showing how the development will address climate change mitigation and adaptation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials is submitted to and approved by the Local Planning Authority. This report should demonstrate:
  - a. The location of 1 EV charging point
  - b. Calculations to show water usage as no more than 110 litres per person per day
  - c. any mitigation measures (such as solar panels) proposed.
  - d. separate internal bin collection for recyclables matching local waste collection service;
  - e. how the buildings will be designed to minimise overheating risk through the use of appropriate insulation and shading.

Once agreed and approved the design stage sustainable construction report shall be implemented and the measures within it maintained in perpetuity.

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

#### Landscaping

9. No development shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
  - a. Written specifications (including cultivation and other operations associated with plant and grass establishment);
  - b. Planting methods, tree pits & guying methods;
  - c. Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
  - d. Retained and new trees and hedgerows;
  - e. Plant, grass and tree species to be of native, locally characteristic varieties, and informed by soil testing on site.
  - f. Details of all hard-surfaces, including paths, kerb edges, access ways, boundary treatments, bin and cycle stores and parking spaces;
  - g. Details shown of the siting, specifications and management of a SUDs system and how this relates to new and retained planting;
  - h. Details of all fencing, gates or other means of enclosure;
  - i. A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in full accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first ten years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.

#### Ecology

10. Development shall proceed in accordance with the measures set out in Section 4 of the Ecological Assessment by GS Ecology (December 2021) and Section 7 and 8 of the Biodiversity Net Gain Assessment report by SPP (February 2024).

Reason: To protect and enhance biodiversity in accordance with the Wildlife and Countryside Act 1981, NERC Act, NPPF and Policy SD9 of the South Downs Local Plan.

#### Dark night skies

11. No development shall commence until a dark night sky compliant lighting scheme is submitted to and approved by the Local Planning Authority. The scheme shall specify the type and location of all external lighting to be installed on site and its management. The agreed measures and drawings shall thereafter be implemented and retained in full accordance with the approved details.

Reason: To conserve dark night skies and minimise impact upon the landscape and ecological receptors

12. Notwithstanding the detail shown, no development shall commence until revised drawings have been submitted to show detailed drawings of the proposed rooflights (minimum scale 1:20) together with mitigation measures proposed to prevent upwards light spillage from these rooflights. The development shall be implemented and thereafter retained in accordance with the approved details.

Reason: To conserve dark night skies and minimise impact upon the landscape and ecological receptors.

#### Drainage

13. No development shall commence until a detailed sustainable surface water drainage scheme, including a Management Plan detailing its future management and maintenance, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be undertaken and maintained in full accordance with the approved details.

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

14. No development shall commence until a detailed drainage scheme for the means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. These details shall include drainage calculations and a Management and Maintenance Plan. The development shall be carried out and retained in full accordance with the approved details. No dwelling shall be occupied until the drainage system has been implemented in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

#### Highways

15. Notwithstanding the submitted drawings, prior to the commencement of development a revised drawing shall be submitted to and approved by the local planning authority. This shall show 4 parking spaces to be dedicated to the approved stable conversion and in close proximity to the stables. The development shall be implemented in accordance with the approved plan and no other area of the site shall be used at any time for car parking.

Reason: To ensure adequate on-site parking is provided and to avoid landscape harm

16. Prior to the development being brought into use, detailed plans showing covered and secure cycle parking spaces at a ratio of 1 per unit shall be submitted to and approved in writing by the Local Planning Authority and retained thereafter.

Reason: To provide appropriate cycle storage to enable alternative sustainable modes of travel.

#### Trees

17. No works shall involve a change in the surfacing of, a change to the width of, or a change in gradient/level of the existing access track.

Reason: In the interests of the amenity and the landscape character of the area and to ensure protection and long-term viability of retained trees and to minimise impact of construction activity.

## **MIKE HUGHES**

### **Director of Planning (Interim)**

#### **South Downs National Park Authority**

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Appendices:	Appendix I. Information concerning consideration of applications before committee
SDNPA Consultees	Legal Services, Development Manager
Background Documents:	<a href="#">All planning application plans, supporting documents, and consultation and third party responses</a> <a href="#">National Planning Policy Framework (2023)</a> <a href="#">South Downs Local Plan (2014-33)</a> <a href="#">South Downs National Park Partnership Management Plan</a> <a href="#">Adopted Affordable Housing SPD - South Downs National Park Authority</a> <a href="#">Adopted Parking SPD - South Downs National Park Authority</a> <a href="#">Adopted Design Guide SPD - South Downs National Park Authority</a> <a href="#">Adopted Sustainable Construction SPD - South Downs National Park Authority</a> <a href="#">Biodiversity Net Gain Technical Advice Note (TAN) - South Downs National Park Authority</a> <a href="#">Ecosystem Services Technical Advice Note (TAN) - South Downs National Park Authority</a>