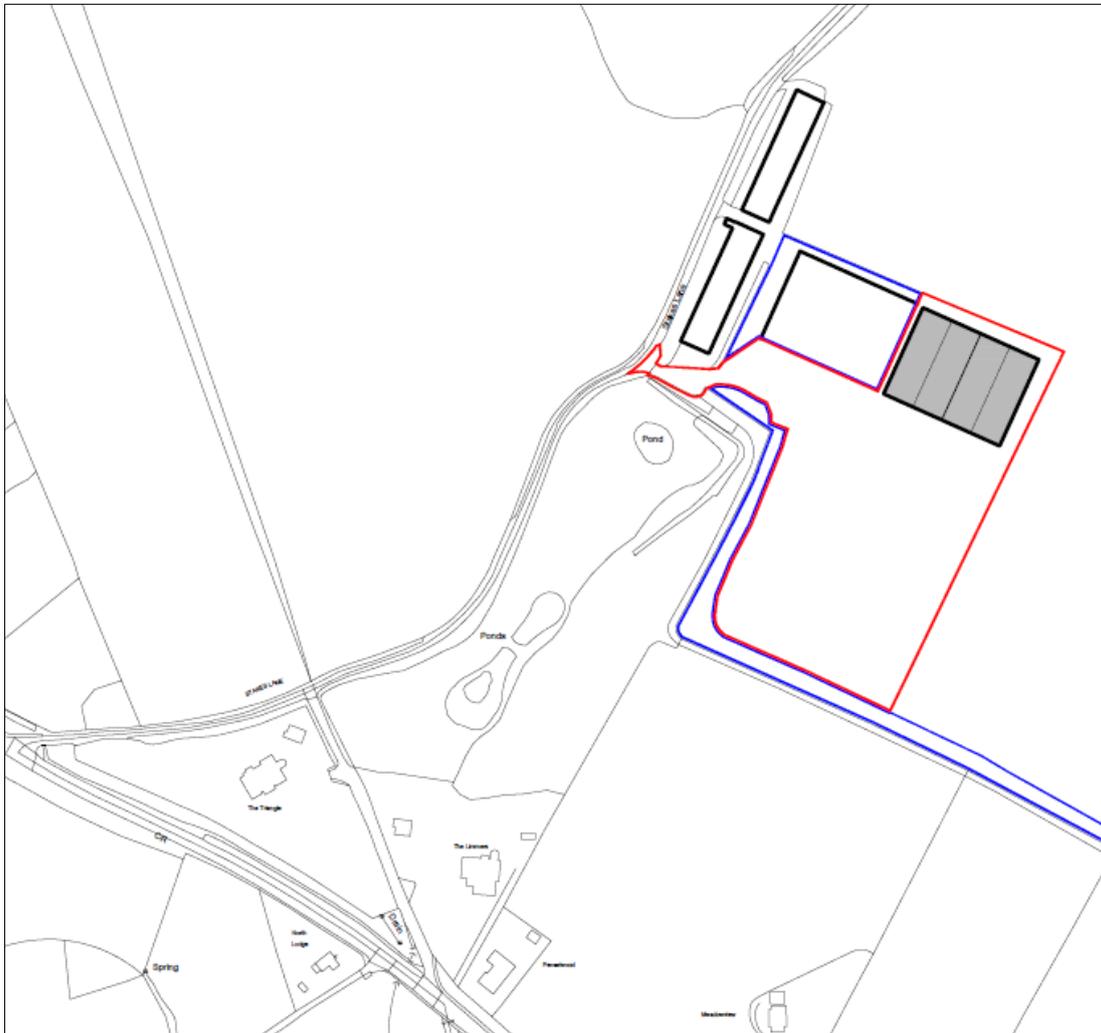


**Case No:** SDNP/21/01084/FUL  
**Proposal Description:** The erection of a commercial storage building (B8) including landscape works  
**Address:** Land and Track North of The Limmers  
Winchester Road  
Durley  
Hampshire  
**Parish, or Ward if within Winchester City:** Bishops Waltham  
**Applicants Name:** Mr G Rees  
**Case Officer:** Ms Charlotte Fleming  
**Date Valid:** 25 February 2021  
**Recommendation:** Application Approved



### General Comments

This application is reported to the Planning Committee due to the number of representations received contrary to the Officer's recommendation.

## **1 Site Description**

The site is to the east of Stakes Lane and north of the property 'The Limmers' (not associated with the site). It lies approximately 1km north-west of Bishops Waltham and is within the countryside and the South Downs National Park.

A grain store was built on the site in 2003 and extended to five bays in 2006, believed to be part of Stakes Farm Estate. The grain store has been surplus to agriculture for several years and has been used as storage. In September 2019 a lawful development certificate of existing was issued on 4/5 bays to operate as B8 (Storage & Distribution) use. In March 2020 a Prior Notification under Class R, part 3 of the General Permitted Development Order was issued to the Authority for the change of use of the final bay from an existing agricultural barn to B8 storage; this was agreed and prior approval was not required.

The application site is currently heavily compacted soil, gravel and weeds, which reads more as hardstanding and overflow parking/ancillary space for the existing businesses than an agricultural field, with a clear separation in ownership and use via a landscape bund.

The wider site currently accommodates a number of former agricultural and now commercial buildings, with a yard and parking to the front (south and west) and fields rising behind a landscape bund to the north-east of the building. Additional parking/hard standing is located to the south-east. There are several individually protected trees and groups of trees in the vicinity, along with a couple of ponds, ancient woodland and SINC's.

The main and proposed access to the site is to the West onto Stakes Lane, which connects to the B2177 and Upham. There is a Public Right of Way no. 39 which crosses Stakes Lane in front of the site and continues just outside the application site. The road access is shared with other businesses on the wider site with a separate gate controlling access to the storage barns. The applicant also owns a private track along the south of the site out onto the B2177, this does not form part of the application.

## **2 Proposal**

The proposal is for the erection of a commercial storage building (B8) and landscape works. The demand for the existing storage barns has increased so the current application after much consideration and alteration at pre-application and previous application stage, is to provide another storage barn adjacent to the existing.

## **3 Relevant Planning History**

91/00471/OLD - Grain store including drying area  
Permit 15th February 1991

06/00230/FUL - Extension to existing grain store building.  
Permit 10th March 2006.

06/02405/FUL - Change of use from farm workshop to micro-brewery.  
Permit 8th September 2006.

SDNP/17/03881/FUL - Retention of extension to barn and extended drive, retention of lighting pole, retention of pagoda structure and use of land for residential purposes.

STATUS: Approve 13th October 2017.

SDNP/19/03082/LDE - Lawful change of use.

STATUS: Approve 16th September 2019.

SDNP/20/00440/PA3R - Change of use from agricultural to B8 storage

STATUS: Prior Approval Not Required 5th March 2020.

SDNP/20/01536/PRE - The change of use of the existing hard-standing (within the red line shown) to commercial B8 for the storage of shipping containers. There will be additional landscaping and planting to the top of the existing bund.

STATUS: Advice Given 16th June 2020

SDNP/20/04005/FUL - The change of use of the existing hard-standing (within the red line shown) to commercial B8 for the storage of shipping containers to act as self-storage and self service offices. There will be additional landscaping and planting to the top of the existing bund.

STATUS: Withdrawn 22nd December 2020

#### 4 **Consultations**

##### Parish Council Consultee

##### *Bishops Waltham Parish Council*

Proposal is contrary to Policy SD34 as the proposed business is not linked to the National Park's key sectors of farming, forestry or tourism; proposal is contrary to Policy SD34 as it is a Greenfield site not a brownfield site.

Comment - concern over the expected increase in traffic using Stakes Lane.

##### *Upham Parish Council*

Upham Parish Council ("UPC") wish to object to the above application on the following grounds:

##### IMPACT ON TRAFFIC AND ROADS

UPC re-iterates its concerns from the previous application that this additional use of a small lane will create significant issues both for the road itself and other users. The change to two large storage units from a number of self-storage units will only exacerbate these problems.

The specific concerns are as follows:

- Increased likelihood of HGVs accessing the site: Neither the traffic report or the Highways response have adequately considered that, although the number of traffic movements on the site will possibly reduce, they are far more likely to be through lorries than the small cars and vans previously considered.
- Stakes Lane is not considered suitable for such additional traffic: UPC is concerned that neither the Traffic Report nor Highways Assessment properly address the impact on this lane.
  - The lane is low lying with restricted drainage and already suffers considerable degradation with the existing traffic use, particularly the larger commercial vehicles permitted for the converted agricultural barns. Additional traffic, particularly HGVs, will have a seriously detrimental effect on the road surface and road verges and could make this road almost impassable without significant repair.
  - The existing exit from the site is on a bend with limited visibility and this is not addressed in the report. In addition to village

- traffic, this lane is used by significant numbers of horse-riders, walkers and cyclists, so vehicles exiting here would represent a serious hazard.
- The exit from Stakes Lane to the B2177 is also on a bend of the road, so limited visibility here presents a further risk.
  - Failure to properly consider the clear advantages of using the alternative access mentioned in paragraph 1.3 of the Traffic Report.
    - The report makes reference to an existing track that exits directly to the main road but completely fails to consider the advisability of using this access.
    - Not only would this access reduce the impact on Stakes Lane, but it exits on to the B2177 on to a straight stretch of road, which would make access significantly safer for all road users.
    - This access route was put in by the owner when they used the barns for grain storage and farming activities, so was clearly considered a necessary additional exit at this time and is acknowledged to be available now

UPC believe strongly that, were this application to be allowed, there should be a condition that all access (to existing and new buildings) should be made via the existing track that exits directly on to the B2177. Discussions with the applicant do not suggest that such a condition would create any issues for users of the site.

#### IMPACT ON LANDSCAPE

This site is clearly visible from the rising ground to the north - both from the northeast and the northwest. Whilst this is recognised by the Landscape Assessment, it is suggested that this is of little impact because the development will sit next to existing barns, now used for commercial purposes. UPC would refute this conclusion for the following reasons:

- UPC believe that the scale is totally inappropriate. The area of the new development is approximately the same as that of the existing barns and therefore a very considerable addition to the site. The new barns are only 800mm lower than the existing barns so will create a large mass in the landscape
- Particularly from higher ground, the current plan for screening by hedgerows on a bund will not provide any significant shielding for the development. UPC considers that additional shielding with trees would be required.
- In addition, this development would expect to have access from 7am in the morning until 9pm at night and, despite lower impact lighting, would therefore have a detrimental impact on the Dark Skies policy of the SDNP. UPC believe that these extended hours are unnecessary and that access the site should be restricted to more limited business hours

UPC consider this development would be contrary to the First Purpose of the National Park to conserve and enhance the natural beauty of the landscape on the grounds of scale, appropriateness to the location, tranquillity and impact on dark skies.

#### IMPACT ON SETTLEMENT GAP

UPC is concerned that allowing further development at this site would represent an unacceptable intrusion into the important gap between the outskirts of the town of Bishops Waltham and the more rural location of the Parish of Upham. UPC believes that this would create an unwelcome

precedent for development along the B2177 that would encourage further applications.

UPC objects to the precedent that would be set by this application and is concerned that this would represent the "thin end of the wedge", encouraging further development along the B2177 and undermining the gap between settlements.

**UPHAM PARISH COUNCIL HAS SERIOUS CONCERNS WITH THIS APPLICATION AND BELIEVES THAT IT SHOULD BE REFUSED**

#### HCC Highways

The highway authority responded to an application on this site in October 2020 relating to the provision of 17 x B1(a) office units and 106 B8 storage containers. Indications were from the submitted Transport Technical Note that the proposal would generate some 68 vehicle movements a day. The highway authority advised that this level of movements would not have a severe detrimental impact on the local highway network and raised no objection subject to a condition regarding the provision of the details of the management of the delivery of the shipping containers, including the route, timings and any other traffic management measures. This application was ultimately withdrawn.

The current application seeks to provide a single commercial storage building (B8) to expand the existing business on site with access being taken from the existing access to Stakes Lane. The application is supported by a Transport Technical Note which confirms that the proposal would be likely to generate 31 movements a day. The significant reduction in movements from the previous application primarily relates to the removal of the B1(a) office use (16 movements) together with a change from self-storage to commercial B8 as an expansion to the existing business on site.

There is adequate space on site for all vehicles to park and turn on site therefore gaining access and egress to the highway network in a forward gear.

Having regard to the above the highway authority confirm that there is no highway objection to the proposal subject to the following Construction Method Statement requirement condition.

#### WCC - Landscape Architecture

We have reviewed the following:

- Design and Access Statement 6826
- Proposed floor and elevation plan 6826-007 Rev A
- Site Plan 6826-006

The withdrawn application (SDNP/20/04005/FUL) would have caused landscape harm and would not have been acceptable within the SDNP. Following a subsequent site visit with the applicant and agent we note that the following has been included within the design and access statement: The barn has been designed to match the existing buildings on site originally erected for agricultural purposes and that the eaves have been reduced and the pitch of the roof has lowered. This has meant that the ridge height has been reduced by over 800mm. This is a welcomed solution which although is still introducing further built form in to the landscape it is more sympathetic and yet still provides for the purposes required by the applicant.

It should be noted that the design, scale and impact on the character of the area under Policies SD4, SD5, SD6 and SD7 of the SDLP seeks to ensure that development makes a positive contribution to the overall character and appearance of the area. Proposals should integrate with the landscape, and should be sympathetic to the setting in terms of height, massing, roof form and materials and not have an adverse impact on the character, appearance and tranquillity of the area nor on surrounding uses and properties.

We welcome the introduction of enhanced native hedge planting along the top of the bund in the vicinity of the building which in time will soften the view of the side walls and increase biodiversity opportunities. An area of tree and understorey planting to the south of the site will provide some screening from the south. This 'block' of planting should be implemented to look as natural as possible - fluid in shape and a mix of native species and sizes.

Details of the proposed hedge planting - sizes, species, and densities along with details of the buffer planting to the south - sizes, species, locations and future management will be required as a landscape condition if permission is granted.

### South Downs National Park - Ranger

The proposed erection is already relatively well-screened from the road (Stakes Lane) by existing buildings, and the lower ridge-height for the proposed new building supports the efficacy of the existing buildings as continued screening. Screening from public Rights of Way south of the proposed development is already relatively good, and the proposed planting scheme (hedges on the existing bund and planting of a copse south of the proposed erection) will improve this further still. I would recommend that the size of the copse planting area be not less than the footprint of the proposed erection, and includes a mix of native broadleaf trees (to include oak and field maple as well as smaller species such as hazel and hawthorn) at a stocking density of 1100/Ha. Planting should be protected from the largest locally-present deer species, either with fencing or tree-guards. With regard to the ecosystem services statement, I feel that tree and hedge planting schemes meet the SD2 criterion as described, but I have concerns about the drainage-related actions. 'plan 101C', which supposedly shows plans of a rainwater harvesting system is not present in the submission, and no method statement or plans for the implementation of 'soakaways and permeable surfaces' is supplied. I do not believe that it is sufficient to say that removing the need to apply a hardstanding to the entire site adequately meets the requirement to 'sustainably manage land and water environments' - the current unsealed surface across the site is heavily compacted through long use, and should not in itself be considered a permeable surface.

## **5 Representations**

48 representations have been received, which includes 9 letters of objection from unknown addresses.

35 objection letters, from 28 separate addresses, 25 of which are local to the site.

4 support letters, all are from separate addresses, and local to the site.

A summary of comments is as follows:

### **Objections:**

#### *Traffic & Access*

- Reduces traffic to previous but still increases potential HGV movement

- Additional traffic movements are estimated at 70 daily (35 coming and 35 going) Vehicles might be of any size
- Single track rural lane
- Existing damage to the verges from vehicles
- Already near accident/misses on the road
- Industrial units will be doubling in size and traffic will exacerbate an already dangerous situation
- Junction of Stakes Lane with the B2177 is hazardous due to poor sight lines and fast moving traffic.
- Lane entrance has signs saying unsuitable for HGV vehicles
- Cyclist, horse riders and walkers on the lane
- The track mentioned is a farm track, which exits onto B2177 through a farm gate
- Stakes Lane connects two parts of the Pilgrims trail

### *Landscape*

- Loss of countryside gap
- Does not reuse any buildings just adds enormous warehouse, doubling the size of the existing units create further eyesore visible from miles around
- Permanent loss of unspoilt rural landscape to industrial complex
- The site is zoned for agriculture. The fact that is not being used for this purpose is the owner's choice
- Screening will take years to establish
- Loss of greenspace for people seeking solace
- Local Plan states that development should enhance the natural beauty and conserve wildlife and cultural heritage and that any development within should contribute and enhance the local environment - it does not do this
- Not in keeping with the SDNP policies on "Tranquillity", "High Quality Landscapes and Architectural Design" or its "unique sense of place".
- Gaps in existing hedging with views to the site

### *Scale of development*

- On greenfield land not brownfield
- Shouldn't add to commercial operation in the area.
- Doubles the size of an existing storage facility
- Proposed operating hours are of concerns
- No evidence of need to expand
- Not farm diversification or expansion
- Not using existing buildings

### *Amenity, Noise & Disturbance*

- Site lighting polluting Dark Night Sky
- Increase air pollution
- Increase noise pollution
- Noise off-loading and movement of (shipping) containers

### *Ecology*

- Want more biodiversity not commercial use
- Loss of wildlife species and South Downs flora and fauna habitat.

### *Other*

- Potential archaeology - due to nearby Roman Villa and road
- Not in keeping with local tranquillity and enjoyment of the Park
- Set precedent in the Park

- States minimal traffic movements however if business fails what is to stop a larger scale distribution warehouse and further HGVs
- Other applications in immediate area have been refused - SDNP/20/04005/FUL
- More suitable sites elsewhere
- Negligible additional employment or local benefit
- No advantages to the local community and no employment benefits
- Remarkably the National Park does not regard the wellbeing of its inhabitants and visitor as strategic significance

**Support:**

*Traffic and Access*

- Ideal site as it is so close to the main road
- Can't see it posing any issues in terms of extra traffic to the village of Upham
- Site used to be a very busy grain store with a lot of large vehicle movements
- Historically there has always been traffic of heavy vehicles to the original grain store as well as to the neighbouring farm beyond.

*Landscape Impact*

- The applicant has clearly listened to previous objections and to the landscape officer and come up with a very well thought out set of plans.
- The proposed landscape makes it sit well within the environment

*Other*

- Good use of the site
- Significant improvements on previous
- Commended applicant for wanting to invest in the area when so many other businesses are falling by the wayside.
- Brewery up the lane has recently closed so this new site would provide more employment opportunities

**6 Planning Policy Context**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the South Downs Local Plan 2014-2033 and any relevant minerals and waste plans.

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

## 7 **Planning Policy**

### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

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

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the South Downs National Park Local Plan are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD6 - Safeguarding Views
- Strategic Policy SD7 - Relative Tranquillity
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Strategic Policy SD20 - Walking, Cycling and Equestrian Routes
- Development Management Policy SD21 - Public Realm, Highway Design and Public Art
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD34 - Sustaining the Local Economy

### Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision,

Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 1

## 8 **Planning Assessment**

### Principle of development

Paragraph 80 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Policy SD1 of the South Downs Local Plan (SDLP) states that for development proposals that accord with relevant policies of the SDNP Local Plan, there will be a presumption in favour of sustainable development.

The site is situated outside a defined settlement (Policy SD25) so the principle of the proposed development must be a necessary use for the site in the countryside to comply with the National Park's principles which are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote the understanding and enjoyment of the special qualities of the National Park to the public.

Policy SD34 of the SDLP states that development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that it meets certain criteria including if it provides flexibility for established businesses to secure future resilience and protect local jobs and makes a more efficient use of brownfield land (provided that it does not compromise the special qualities of the National Park).

Therefore it is considered that the principle of development is acceptable subject to all other relevant planning considerations and policies which will be discussed below.

### Design, scale and impact on the character of the area

Policy SD5 of the SDLP seeks to ensure that development makes a positive contribution to the overall character and appearance of the area. Proposals should integrate with the landscape, and should be sympathetic to the setting in terms of height, massing, roof form and materials and not have an adverse impact on the character of the area or on surrounding uses and properties.

The proposal has gone through several revisions from the initial pre-application enquiry. The previous use (dependant on scale) was acceptable, however the design was not. This amended scheme has located the storage units within a rural barn like construction matching the existing, and reading as part of the rural barn complex. A small new copse and vegetation planted on top of the existing field bund will help to shield and soften the appearance of the building in the landscape (Policy SD4) and from the public realm (Policy SD20).

This proposal is now much more in keeping with the rural location and surrounding barn style units and is now supported by the Landscape Officer, subject to the recommended landscaping condition 5.

Due to the rural location of the site, conditions 6 and 8 are recommended to prevent outside storage and security fencing, to help protect the wider landscape and maintain the rural like appearance.

It is noted that one low level external light above the roller shutter door is proposed, this is on a timer and motion censored to comply with dark night sky (SD8) policies and provide basic safety and security to the site users. Any future external lighting has been controlled by recommended condition 10, to protect the impact on the International Dark Sky Reserve.

#### Impact on Neighbours

Although numerous objections have been received, the proposal is set within other agricultural style buildings, away from neighbouring dwellings, the closest being The Limmers approximately 260m to the South. Therefore visually the proposal, along with the landscaping enhancements, is not thought to have a detrimental impact on neighbour amenity.

The proposed use is not thought to be noise or odour inducing and will be conditioned as such along with the hours of operation (recommended condition 7).

Concerns have been raised by neighbours over traffic, however Hampshire Highways are satisfied that the proposed development is acceptable.

#### Highways

Policies SD21 and SD22 of the SDLP seeks to ensure that there is sufficient parking and requires that regard is had to any impact on the safety and convenience of the public highway, and the public right of way adjacent to the site (Policy SD20).

It is acknowledged that there are several representations from locals over the number of existing HGV vehicles and the danger and damage on Stakes Lane that this has caused, especially when the lane contained signage to state that it is not suitable for HGVs; however this existing issue is not something that this application can control.

The wider use of the site as B8 storage was agreed upon under SDNP/20/00440/PA3R where no concerns were raised by Hampshire Highways about traffic or safety. The withdrawn application had a higher level of trips proposed and Hampshire Highways was satisfied with the transport assessment submitted. The current application has a lower trip generation, with no indication from the applicant or transport assessment that the proposed trips will be HGV. Hampshire Highways are again satisfied that the proposed trip generation and access/egress, parking and turning on the site is acceptable subject to a construction method statement (secured by recommended condition 9).

#### Ecology and Biodiversity

There are ancient woodlands and SINC's in close proximity to the site. Policies SD2 (Ecosystem Services) and SD9 (Biodiversity net gain) of the SDLP seek to ensure that all applications have an overall positive impact on the natural environment and improve ecosystems. The current site comprises heavily compacted and gravelled overgrown agricultural land, which has not been ploughed in a while and is used as additional parking and ancillary use for the existing commercial units on the site; therefore there is limited potential for protected species living on the site.

The addition of well thought out landscaping helps enhance the biodiversity of the site and is considered to comply with these policies.

### Trees

There are no protected trees directly on the site. However there are two groups of protected trees adjacent to the site and public footpath. Policy SD11 supports development that conserves and enhances trees and hedgerows and resists their loss. The development is not thought to have an adverse impact on the trees or their roots, including during construction, and additional landscaping and tree planting is proposed to help enhance the area, which is supported.

### Drainage

A concern was raised over drainage from the barn, the applicant indicates that they will use surface water drainage systems along with soakaways and permeable surfaces. Due to the porous nature of the site and surrounding fields this is considered to be acceptable.

### Archaeology

A concern has been raised by a member of the public regarding the potential for archaeology on the site due to nearby finds and the Roman road. It is thought that during the previous barn extension and significant changes in levels of the site, along with heavy vehicles compacting the ground over the years the likelihood of remains is low, however an informative has been added to draw the applicant's attention to this.

## **9 Conclusion**

For the reasons outlined above the application is considered to be in accordance with local and national planning policies and is recommended for approval.

## **10 Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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.

3. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

4. The building and land the subject of this application shall be used for purposes falling within Class B8 'storage or distribution' and for no other purpose of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: The use of the site as additional storage use is considered acceptable having regard to the specific circumstances of the case and other uses may be unsuitable in the context of the use of the area.

5. Prior to the commencement of the development hereby permitted a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. All such work as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted 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.

The scheme design shall include the following details:

- a) Layout of planting to show plant species, nursery planting sizes, locations, densities and numbers
- b) Any bunding or swales (including cross sections).

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

6. No materials, goods, plant, equipment or any waste materials shall be stored externally (i.e. outside the confines of the building)

Reason: To protect the visual amenities of the locality and in the interests of safety.

7. The commercial storage building B8 use hereby permitted shall not take place other than between the hours of:

- (i) 07.00-21.00 Mondays to Fridays
- (ii) 07.00-21.00 Saturdays
- (iii) 07.00-21.00 Sundays and bank holiday

Reason: To protect the residential amenities of the locality.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no fence, wall or other means of enclosure permitted by Class A of Part 2, Schedule 2 of the Order shall be erected on the site hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect the landscape character of the South Downs National Park.

9. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

10. Details of any additional external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and hours of operation. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the landscape character of the South Downs National Park from light pollution.

11. The actions outlined within the eco systems services statement (received 24/02/2021) shall be implemented within one month following the completion of the development hereby approved or, in the case of soft landscaping, during the next available planting season following the completion of the development, and thereafter retained.

Reason: To ensure an overall positive impact on the ability of the natural environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan.

## **11 Informative**

### **1. Crime and Disorder Implications**

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

## **2. Human Rights Implications**

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.

## **3. Equality Act 2010**

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

4. In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.
5. Archaeological finds (treasure) receive legal protection under the Treasure Act 1996 (as amended). Any archaeological finds should be reported within 14 days to the local coroner.
6. At no stage during the works should the public right of way be disturbed, restricted or obstructed at any time and while the development is underway, safe & convenient public access must be available at all times across the full width of the path. The route must not be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals during any works, and should be protected throughout the course of development by clear demarcation including signs, fencing or surfacing as necessary.

If during construction closure of the public right of way is considered necessary for public safety, this can be applied for, at a cost, from the County Public Rights of Way team.

If the route surface is considered damaged as a result of the development then the applicant will be liable and will be required to make good the surface to a standard satisfactory to the County Public Rights of Way team.

## 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 Received	Status
Plans - SITE PLAN	6826.006		24.02.2021	Approved
Plans - PROPOSED FLOOR PLAN AND ELEVATIONS	6826.007 A		24.02.2021	Approved
Plans - LOCATION PLAN	6826.008		24.02.2021	Approved
Reports	DESIGN, ACCESS & PLANNING STATEMENT		24.02.2021	Approved
Reports	TECHNICAL NOTE TRANSPORT		24.02.2021	Approved

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