



Appeal Decisions

Site visit made on 26 November 2024

by Guy Davies BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9th December 2024

Appeal A Ref: APP/Y9507/W/23/3333237

Dunford House, Dunford Hollow, West Lavington, West Sussex GU29 0AF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Camping of The Lovebug Group Ltd (now known as Wonder House Group Ltd) against the decision of South Downs National Park Authority.
 - The application Ref is SDNP/22/05477/FUL.
 - The development proposed is change of use of conference and training centre (C2 Use Class) to conference and training centre (C2 Use Class), events venue (sui generis) and heritage information area (F1(c) Use Class) with public access (number of days to be confirmed) and replacement manager's accommodation.
-

Appeal B Ref: APP/Y9507/Y/23/3333236

Dunford House, Dunford Hollow, West Lavington, West Sussex GU29 0AF

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mr Camping of The Lovebug Group Ltd (now known as Wonder House Group Ltd) against the decision of South Downs National Park Authority.
 - The application Ref is SDNP/22/05478/LIS.
 - The works proposed are alterations and extensions to facilitate change of use of conference and training centre (C2 Use Class) to conference and training centre (C2 Use Class), events venue (sui generis) and heritage information area (F1(c) Use Class) with public access (number of days to be confirmed) and replacement manager's accommodation.
-

Decisions

1. Appeal A is allowed and planning permission is granted for the change of use of conference and training centre (C2 Use Class) to conference and training centre (C2 Use Class), events venue (sui generis) and heritage information area (F1(c) Use Class) with public access and replacement manager's accommodation in accordance with the terms of application Ref SDNP/22/05477/FUL and the conditions in attached schedule A.
2. Appeal B is allowed and listed building consent is granted for alterations and extensions to facilitate the change of use of conference and training centre (C2 Use Class) to conference and training centre (C2 Use Class), events venue (sui generis) and heritage information area (F1(c) Use Class) with public access and replacement manager's accommodation in accordance with the terms of application Ref SDNP/22/05478/LIS and the conditions in attached schedule B.

Preliminary Matters

3. Appeal A is accompanied by a legal undertaking under Section 106 of the Town and Country Planning Act 1990. It contains obligations requiring the submission and implementation of a travel plan and an events management plan. The travel plan includes a commitment to fund the introduction of a speed limit on Dunford Hollow and future maintenance of the lane. I address these obligations later in my decision.
4. As the appeals address the same proposal I have considered them together except where otherwise indicated in my reasoning.

Main Issues

5. The main issues are the effect of the development on:
 - The character and appearance of the South Downs National Park
 - The preservation of the grade II listed Dunford House, and any architectural or historic features it possesses
 - The ecological value of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar site in respect of water neutrality.

Reasons

Character and appearance

6. The site lies within the South Downs National Park, designated for its landscape quality and natural beauty. It lies within the Rother Valley Mixed Farmland and Woodland Vales landscape character area as defined in the South Downs Landscape Character Assessment 2020. The area is described as a gently undulating lowland vale supporting fields of arable, pasture and woodland.
7. The appeal site is characteristic of the area occupying sloping land on one side of a small brook, with woodland to the north, east and west, and open pasture land to the south. It is accessed by a narrow, single-track lane, which widens out to form a parking area at the foot of the slope, with Dunford House situated at the top. The lane, Dunford Hollow, forms part of a long-distance walking route through the National Park called the Serpent Trail. The isolated position of the house, surrounded as it is by woodland and farmland, gives the site a tranquil character.
8. The lawful use of the property is as a residential conference and training centre. There are differing views on the capacity associated with that use. Interested parties suggest that when run by the YMCA¹, the property had a capacity of 60 delegates. In contrast, the appellant suggests that it could accommodate approximately 200. The appellant's figures are based on the maximum capacity of the function rooms. The maximum use of all the function rooms at once may be more of a theoretical than a practical upper limit, but there are no planning restrictions on the number of delegates attending at any one time and it follows that the maximum number of visitors the property could realistically accommodate is certainly greater than 60 and more likely closer to the figure provided by the appellant.

¹ Young Men's Christian Association

9. The proposed use would continue the residential conference and training functions but widen it to include use as a venue for events, such as weddings. Based on the transport assessment and the views of the Highway Authority, I am satisfied that the level of traffic and demand for vehicle parking for events would be no greater than that which could be generated by conference and training activities if the property were to be used to its maximum capacity. While the number of attendees may be higher for an event such as a wedding when compared to a conference or training seminar, vehicle occupancy for events such as weddings is generally higher than that for conference delegates because wedding guests tend to arrive as couples or in family groups rather than individually.
10. The pattern of activities is however likely to be different. An event such as a wedding is likely to give rise to more concentrated traffic flows than conferences as guests arrive over a shorter space of time. The activities associated with events are also likely to extend later into the evenings and include more formal catering arrangements, and music or other forms of entertainment. The difference in the pattern of activities associated with events could therefore have an additional and adverse impact on the tranquillity of the area and the ease of access along Dunford Hollow, particularly at peak periods.
11. The appellant has sought to mitigate these impacts in a number of ways. A legal undertaking submitted with the appeal commits the operator to implementing a travel plan and an events management plan aimed at limiting where possible the amount of traffic, the arrival and departure times of guests and supervision of parking. The operator would also be committed to funding a 20mph speed limit on Dunford Hollow and has offered to maintain the highway and passing places between Dunford House and Oaklands Lane. The parking area would be expanded to accommodate 73 spaces, and the appellant is willing to accept a condition limiting the maximum number of guests to align with the capacity of the parking area.
12. Given the isolated nature of the site, the opportunities for reducing vehicle movements and encouraging sustainable forms of transport are limited. The adoption of a travel plan and an events management plan may encourage good practice such as car sharing and some staggering of arrivals and departures, and I have therefore given those obligations weight in these appeals. However, I acknowledge that most movements are still likely to be by private vehicles.
13. The introduction of a speed limit would support the shared use of Dunford Hollow by vehicles, walkers and cyclists and to that end would be a benefit which I give weight to in these appeals. I note the offer by the appellant to help maintain the lane and passing places. However, maintenance of the highway is a public responsibility, and in my view that offer goes beyond what should be expected of a private operator. I have therefore given this obligation little weight in my decisions.
14. The most important of the mitigations proposed by the appellant is the limit on guests attending events at any one time at the property. The maximum numbers suggested would be consistent with the capacity of the proposed parking area and would help address concerns about excessive traffic and parking causing congestion and obstructing access along Dunford Hollow. It

would also act as an indirect control on the level of activity generated by the events use. Limiting the number of guests in this way would provide a level of control that does not exist at present.

15. The Authority has expressed concern at the enforceability of such a condition. However, a similar condition was imposed by the same Authority on Cowdray House² and I note that the appellant has agreed to keep a log of attendees for each event. While the Authority should be not expected to monitor attendance as a matter of course, the availability of such a log, which is likely to be needed for other purposes such as fire safety, would provide a means of checking numbers of guests were there to be evidence that overuse may be taking place. Notwithstanding the reservations of the Authority, I consider that such a condition would meet the tests set out in paragraph 56 of the National Planning Policy Framework (the Framework).
16. The responses to the concerns raised by the Authority and interested parties would go some way to mitigating differences in the activities associated with events compared to the existing conference and training uses. However, there would be times when the level of activity is likely to be greater than either the historic use or the realistic maximum operation of its current lawful use. To that extent, there would be a reduction in the tranquillity of the area and the quiet enjoyment of Dunford Hollow by walkers.
17. This reduction in tranquillity would conflict with the character and appearance of the area, albeit to a limited extent, and therefore also with Policies SD1, SD4, SD7, SD20 and SD21 of the South Downs Local Plan 2019 (the Local Plan), which collectively seek to conserve and enhance landscape character, tranquillity, and the use and enjoyment of rural roads. For the same reasons, there would be a partial conflict with one of the purposes of the National Park, which is to conserve and enhance the natural beauty of the area.
18. The Authority's reason for refusal in relation to this issue also lists Policy SD11, relating to trees, woodland and hedgerows. I do not consider there to be any material conflict with this policy.

Listed building

19. Dunford House is a grade II listed country house. Its significance and special interest lie in both its architectural form as an example of a mid-Victorian Italianate villa, and its historic associations with Richard Cobden, businessman and politician, perhaps best known for his involvement in the reform of the corn laws. The house was built by subscription on the site of his birthplace. Some 20th century extensions have been added at the rear. It has a separate coach house to one side.
20. The works proposed to the house include the demolition of 20th century additions at the rear and their replacement with an events space and a manager's accommodation. These would both be modern in design, the events space having a green roof, and the manager's house being designed to give the impression of a walled garden. The Authority's Conservation Officer raises no objection to these replacement buildings, noting that while that they are unapologetically contemporary in design they would be demonstrably superior to the existing accretion of poor quality ancillary additions, easily

² SDNP/15/06224/FUL: Cowdray House, Cowdray Park, Easebourne, Midhurst.

distinguishable from the main listed building, and would result in a significant benefit to the heritage asset. I see no reason to disagree with that assessment.

21. Internal changes would be minor and would not affect the principal rooms that retain the most significant historic fabric. Following further information being received during the course of the application, the Conservation Officer raises no objection to the impact of the expanded parking area on the setting of the listed building either.
22. The only heritage matter that the Authority is critical of is the use of water butts on the main elevation of the listed building. No water butts are shown on the submitted elevational drawings, although the water neutrality report does indicate their use. I agree with the Authority that the positioning of large water butts on the main elevation of the listed building would be harmful, but equally I accept that this is not what was intended by the appellant and that alternative locations or means of storing rainwater for use in the garden could achieve the desired water saving measures without harming the appearance of the house. I consider that such alternative means of rainwater storage could be addressed through the imposition of a condition.
23. The use of the building by the YMCA ceased in 2018 and since then has been either dormant or used for a limited number of seminars and retreats. The recent planning history indicates that use as a dwellinghouse was not considered acceptable because the loss of the educational and training functions and lack of public access to the building would harm its historic significance as a legacy to Richard Cobden³. The appellant says that the training and conference use alone would not be viable, an assertion that has not been challenged by the Authority. There is therefore a need to find a viable, long-term use that would ensure the preservation of the listed building, for both its architectural and historic interest.
24. The optimum viable use of Dunford House is generally agreed to be one that would maintain the building, reflect the values of Richard Cobden and allow public access to the listed building. The use of the property for training and conference purposes as well as events would equate in large measure to that optimal use as it would retain an educational element as well as allowing a limited degree of public access by guests and attendees to the property. The appellant is willing to provide further public access through heritage days that would be used to promote the cultural and historic interest of the site. This would be of benefit in enhancing an appreciation of the building and its links with Richard Cobden.
25. Taken together, I consider the replacement of unattractive additions to the building, and the proposed use which approximates to the optimum viable use of the building, would enable the long-term preservation of this heritage asset. As such, it gains support from Policies SD12, SD13, SD14 and SD43 of the Local Plan, which seek to protect heritage assets and retain community facilities. It would also support the purposes of the National Park, which include the desire to conserve and enhance its cultural heritage, and to promote opportunities for the public understanding and enjoyment of the special qualities of the area. Lastly, it gains support from the statutory duties under Sections 16 and 66 of the Planning (Listed Buildings and Conservation

³ Appeal decisions APP/Y9507/W/20/3264506 and 3264508.

Areas) Act 1990 to 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.

Water neutrality

26. The appeal site lies within the Sussex North Water Supply Zone, in which drinking water is supplied by groundwater abstraction. That abstraction is having a significant adverse effect on the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar site. The adverse effect results from the reduction in water levels in wetlands used by rare flora and fauna.
27. The development would be supplied with drinking water from the Sussex North Water Supply Zone. Under the Conservation of Habitats and Species Regulations 2017 where there is a possibility of harm being caused to sites of designated ecological importance, I am required to carry out an appropriate assessment to determine if the proposed development would have a significant adverse effect on those sites.
28. The appellant has calculated that, subject to actions to reduce the use of potable water such as water saving fittings and rainwater harvesting, the proposed use of the property would not consume any more water than its lawful use. On the basis of these calculations, Natural England is satisfied that the proposed scheme would be water neutral and would not therefore have a significant adverse impact on the designated ecological sites.
29. The Authority's concern about the calculations is that they are based on theoretical capacity rather than actual records of recent water consumption over the last 3 years. While I understand the Authority's preference for actual rather than theoretical water consumption, in this case the appellant does not have records of historic water consumption, and recent use of the property has been either dormant or at a level well below that which it could be used for under its lawful use. It is therefore reasonable in the circumstances to use theoretical calculations rather than actual consumption as a more meaningful comparison for water consumption purposes, so long as they are realistic.
30. For the reasons given in the section on character and appearance, I am satisfied that the assumptions about the maximum capacity of the property under its lawful use are largely reasonable. Capping the number of guests or attendees would further limit the capacity of the property and therefore water consumption. Natural England is satisfied that water consumption calculations based on room occupancy for the residential elements and BREEAM⁴ standard figures for other uses are acceptably precautionary for the purposes of the Habitats Regulations.
31. Having regard to these considerations and the advice of Natural England, I am satisfied that the proposed development would be water neutral and would not have an adverse effect on the Arun Valley Special Area of Conservation, Special Protection Area or Ramsar site. It would therefore comply with Policies SD1, SD9 or SD17 of the Local Plan, which require new development to conserve and enhance biodiversity and protect the water environment.

⁴ Building Research Establishment Environmental Assessment Method

Other Matters

32. Concerns have been raised about highway safety on Dunford Hollow. However, the Highway Authority raises no objection on highway safety grounds. Walkers, cyclists and riders already share the lane with vehicles, and while care is needed because of its narrow width, there is nothing inherently dangerous about its use by these groups. The introduction of a speed limit on the lane would further aid highway safety and is supported by the Highway Authority and the National Park Authority's publication Roads in the South Downs.
33. Although no longer in the appellant's ownership, the appellant says that an emergency right of access has been retained via a private drive from Bex Lane. This addresses concerns about access for emergency vehicles.

Planning Balance

34. This is a case where there are considerations both in favour and against the proposal. On the one hand it would cause harm to the tranquillity of the area and the quiet enjoyment of Dunford Hollow as a walking route, thereby conflicting with part of the first purpose of the National Park, which is to conserve the natural beauty of the area. On the other hand, it would preserve the architectural and historic significance of Dunford House as a heritage asset, which is supported by a different part of the first purpose of the National Park, which is to conserve and enhance the cultural heritage of the area, as well as the second purpose which is to promote opportunities for the public understanding and enjoyment of the special qualities of the area. Similar support and opposition can be found in Local Plan policies.
35. Great weight is accorded to the purposes of the National Park both in terms of statute and national policy as set out in paragraph 182 of the Framework. Where there is a conflict between the purposes of the National Park, greater weight is attached to the first of those purposes. That does not help in this instance as the first purpose includes both conservation of the natural beauty of the area and its cultural heritage, both of which are relevant in this case.
36. While the proposal would cause harm to the tranquillity of the area, I assess that harm to be limited because of the activity that could be generated by the existing lawful use of the property as a conference and training centre, and because of the mitigation measures proposed by the appellant. Securing what would be close to an optimal use of the heritage asset, and replacing earlier unattractive additions with extensions that would be more sympathetic to the listed building also carries great weight by reason of the statutory duties and national policy in paragraph 205 of the Framework. Appreciation of the heritage asset would be further enhanced by the appellant's offer to include heritage open days. I assess these to be significant benefits of the proposal.
37. There are also other benefits accruing from the development including supporting economic growth and providing employment. While it may be that guests would arrive and depart without necessarily patronising other local businesses, nevertheless making use of the property as proposed would help support the local economy and I give it limited beneficial weight.
38. When balanced one against the other, it is my conclusion that the benefits of the scheme outweigh the disbenefits. Where the additional activity would

cause harm, mitigation has been offered as part of the proposed development through legal obligations or can be secured by condition. I therefore consider the proposal to be acceptable when viewed in the round.

Conditions

39. I have considered the conditions suggested by the appellant and Authority and imposed them where they meet the tests set out in paragraph 56 of the Framework, subject in some cases to rewording in the interests of precision and consistency. I have also reordered them in accordance with the Planning Practice Guidance. I have taken the comments by the appellant to be an agreement to those conditions which require pre-commencement actions.
40. In addition to the standard time limit, a condition listing the approved plans is helpful to facilitate Section 73 applications if required in the future. That does not apply to the listed building consent.
41. Conditions are necessary to clarify ground and finished floor levels, record those elements of the building that are to be demolished, and establish methods for the removal and making good of existing fabric in the interests of preserving the listed building. A condition requiring agreement on a construction and management plan is necessary in the interests of highway safety and to reduce disturbance during the construction phase. All these conditions need to be discharged prior to commencement.
42. Conditions requiring approval of external materials and finishes including brickwork, details of joinery, alterations to the building, and the addition of incidental fittings such as rainwater goods and flues are necessary in the interests of preserving the character and appearance of the listed building and any features of architectural or historic interest. I have combined some of the conditions suggested by the Authority together for simplicity.
43. Conditions requiring formation of the parking area, managing deliveries and installation of cycle storage are necessary in the interests of highway safety, to reduce potential congestion at peak times and encourage cycling as a sustainable mode of transport.
44. Conditions requiring hard and soft landscaping and the protection of trees during construction are necessary in the interests of the character and appearance of the site as a whole, and the appearance of the parking area when viewed from Dunford Hollow. A condition requiring an ecological management plan is necessary to promote wildlife. Conditions requiring details of lighting and noise management, and preventing marquees and external sound systems, are necessary in the interests of the appearance of the site and the tranquillity of the area.
45. A condition requiring measures to achieve water neutrality is necessary to mitigate any potential harm to designated sites of ecological importance. I have added a separate condition requiring details of rainwater harvesting to be agreed before installation in the interests of the appearance of the listed building.
46. A condition requiring energy and water efficiency measures in the manager's accommodation is necessary in the interests of reducing carbon emissions. A condition restricting occupation of the manager's accommodation for purposes incidental to the main use of the site is necessary to accord with its intended

- purpose, because isolated dwellings in the countryside otherwise conflict with policies in the Local Plan.
47. A condition requiring details of public open days is necessary to allow a better appreciation of the historic and cultural importance of Dunford House.
 48. A condition limiting the number of guests or attendees to the site is necessary to limit the impact on the tranquillity of the area and the quiet enjoyment of Dunford Hollow as a walking route. I have considered imposing dual limits on events and conferences/training seminars as suggested by the appellant. However, since it is events such as weddings that have the greater potential to cause disturbance, I conclude that a single limit of 139 people is appropriate in the interests of precision and enforceability.
 49. A condition requiring a badger survey is unnecessary because there is no evidence that badgers are present on the site. They would in any case be protected by other legislation if it is subsequently found that they are present. A condition requiring construction to be carried out in accordance with an ecological addendum by AAe Environmental Consultants duplicates controls imposed by the construction management plan and is therefore unnecessary. A condition referencing a noise impact assessment by Ian Sharland Limited is unclear as to what is required, and in any event duplicates a similar condition requiring a noise management plan to be agreed. Conditions referencing a sustainability statement and an ecosystem services statement are too vague as to their purpose and implementation and therefore fail the tests in the Framework. The imposed condition requiring agreement on a landscape and ecological management plan covers similar matters.
 50. The property already has facilities for storage of refuse and recycling and so a condition requiring such details to be agreed is unnecessary. The long term management of the garden is a matter for the operator rather than the Authority and a condition requiring approval of such management arrangements is therefore unnecessary beyond establishing the landscape planting required as part of the development.
 51. Paragraph 55 of the Framework warns against restricting national permitted development rights unless there is clear justification to do so. I take a similar approach to the restriction of uses on the site. The list of activities used by the Authority to frame its suggested restrictive condition are examples of the types of events that might take place but are not exhaustive. To restrict events in this manner would unnecessarily prevent activities that could quite properly fall within the range of activities considered as events within the meaning of the description of development. Potentially harmful effects such as noise or traffic are better controlled directly through conditions or other regulatory controls than by limiting the use of the site in this way. I consider such a condition is not justified and is therefore unnecessary.
 52. There is no need for conditions requiring submission of a travel plan or events management plan as suggested by the appellant as these are covered by obligations in the legal undertaking.
 53. Conditions requiring details of retained internal joinery, fixtures and fittings are unnecessary; control over the details of new joinery is already included in one of the imposed conditions. A condition requiring details of how any new fixtures or fittings, such as a bar, would be fixed is imprecise and unnecessary,

because there is no indication that such fittings are proposed. Any fixtures or fittings that would have a material impact on the listed building or any features of architectural or historic interest that it possesses would in any event require separate listed building consent.

Conclusion

54. I conclude that the appeal proposal would accord with the development plan when taken as a whole. There are no material considerations that point to the decisions being other than in accordance with it. I therefore conclude that the appeals should be allowed.

Guy Davies

INSPECTOR

Schedule A

Conditions pursuant to Appeal A – APP/Y9507/W/23/3333237

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
2. The development shall be carried out in accordance with following approved plans:
 - P20020-RFT-00-ZZ-DR-A-0312-S4-P02 – Ancillary buildings elevations existing and proposed
 - P20020-RFT-00-XX-VS-A-3005-S4-P02– Visualisation – Venue Garden
 - P20020-RFT-00-XX-VS-A-3004-S4-P02– Visualisation – Venue Garden
 - P20020-RFT-00-XX-VS-A-3006-S4-P01– Visualisation – Dunford Hollow
 - P20020-RFT-00-XX-VS-A-3003-S4-P02– Visualisation – Gardens and Manager’s Accommodation
 - P20020-RFT-00-ZZ-DR-A-0306-S4-P03 – Demolition Elevations
 - P20020-RFT-00-ZZ-DR-A-0305-S4-P03 – Demolition Elevations
 - P20020-RFT-00-ZZ-DR-A-0304-S4-P03 – Demolition Elevations
 - P20020-RFT-00-ZZ-DR-A-0308-S4-P08 – Proposed Elevations
 - P20020-RFT-00-ZZ-DR-A-0307-S4-P08 – Proposed Elevations
 - P20020-RFT-00-ZZ-DR-A-0309-S4-P08 – Proposed Elevations
 - P20020-RFT-00-ZZ-DR-A-0311-S4-P03 – Proposed Elevations
 - P20020-RFT-00-ZZ-DR-A-0310-S4-P08 – Proposed Elevations
 - P20020-RFT-00-ZZ-DR-A-0309-S4-P08 – Proposed Elevations
 - P20020-RFT-00-ZZ-DR-A-0301-S4-P02 – Existing Elevations
 - P20020-RFT-00-ZZ-DR-A-0302-S4-P02– Existing Elevations
 - P20020-RFT-00-ZZ-DR-A-0303-S4-P02– Existing Elevations
 - P20020-RFT-01-11-DR-A-0121-S4-P01 – Existing Site Plan
 - P20020-RFT-00-03-DR-A-0208-S4-P07– Proposed Roof Plan
 - P20020-RFT-00-03-DR-A-0204-S4-P07 – Existing Roof Plan
 - P20020-RFT-00-03-DR-A-0207-S4-P08– Proposed SF Plan
 - P20020-RFT-00-02-DR-A-0203-S4-P01– Existing SF Plan
 - P20020-RFT-00-01-DR-A-0209-S4-P01– Proposed FF Plan - Manager’s Accommodation
 - P20020-RFT-00-01-DR-A-0206-S4-P13 - Proposed FF Plan - Venue space
 - P20020-RFT-00-01-DR-A-0202-S4-P03 – Existing FF Plan
 - P20020-RFT-00-00-DR-A-0211-S4-P03 - Ancillary Buildings Proposed Plans
 - P20020-RFT-00-00-DR-A-0210-S4-P01 - Ancillary Buildings Existing Plans
 - P20020-RFT-00-00-DR-A-0205-S4-P11 – Proposed GF Plan
 - P20020-RFT-00-00-DR-A-0201-S4-P04 – Existing GF Plan
 - P20020-RFT-00-00-DR-A-0120-S4-P08 – Block Plan
 - P20020-RFT-00-00-DR-A-0124-S4-P06 – Proposed Site Plan
 - P20020-RFT-00-00-DR-A-0101-S4-P06 – Location Plan
3. No building works shall commence until plans of the site showing existing and proposed ground levels, proposed finished floor levels, and the proposed completed height of the works and any retaining walls, all in relation to the retained buildings on the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4. No building works shall commence, including demolition, until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented and adhered to throughout the demolition and construction period. The Plan shall include the following details:
 - a) The anticipated number, frequency and types of vehicles used during construction
 - b) The provision made for parking of vehicles by contractors, site operatives and visitors
 - c) The loading and unloading of plant, materials and waste
 - d) The storage of plant and materials used in the construction of the development
 - e) The erection and maintenance of security hoarding
 - f) The provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction on the public highway
 - g) Measures to control the emission of dust and dirt during construction
 - h) Measure to control the emission of noise during construction
 - i) Details of all proposed external lighting to be used during construction and measures to limit disturbance caused by lighting
 - j) Appropriate storage of fuel and chemicals
 - k) Waste management including prohibiting burning
 - l) Mitigation for the ancient woodland
5. No building works shall commence above slab level until details of all external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
6. No building works shall commence above slab level until a sample panel of brickwork has been constructed and made available for inspection showing the proposed bond, coursing and finish of the material and the type, composition and profile of the mortar. A written specification of the brickwork as shown in the sample shall be submitted to and approved in writing by the Local Planning Authority. The brickwork shall be carried out in accordance with the approved details. The sample panel shall be retained on site until the work is complete.
7. No windows or doors shall be installed until details of any new windows and doors have been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan of the location of the windows and doors, 1:20 scale plans and elevations, 1:10 scale sections including glazing bar detail, the depth of reveal and method of fixing, and a schedule of materials, method of opening and finishes. Installation of the windows and doors shall be carried out in accordance with the approved details.
8. Use of the site for events shall not commence until the vehicle parking and turning areas have been constructed in accordance with the approved plans. The spaces shall thereafter be retained for their designated use.
9. Use of the site for events shall not commence until a Servicing Management Plan including arrangements for loading and unloading of deliveries in terms of location and frequency and arrangements for refuse collection has been

submitted to and approved in writing by the Local Planning Authority. Prior to use of the site for events, the Plan shall be implemented as approved.

10. Use of the site for events shall not commence until a Landscape and Ecological Management Plan including habitat enhancements, bat boxes, bird boxes, hedgehog nesting boxes and a schedule for maintenance has been submitted to and approved in writing by the Local Planning Authority. Prior to use of the site for events, the Plan shall be implemented as approved.
11. Use of the site for events shall not commence until the measures to achieve water neutrality contained in the Water Neutrality Statement dated 12 July 2023 by SAPS have been installed, other than for the provision of water butts on the main elevation of Dunford House. The measures shall be retained thereafter.
12. Use of the site for events shall not commence until details of rainwater harvesting, including the location and design of any water butts, have been submitted to and approved in writing by the Local Planning Authority. The use of the site for events shall not commence until the rainwater harvesting details have been installed and shall be retained thereafter.
13. Use of the site for events shall not commence until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained.
14. Use of the site for events shall not commence until a noise management plan has been submitted to and approved in writing by the Local Planning Authority. Once approved the Plan shall be implemented and adhered to for all events on the site.
15. The managers' accommodation hereby permitted shall not be occupied until an as-built report has been submitted to and approved in writing by the Local Planning Authority demonstrating that CO₂ emissions from the manager's accommodation achieve at least a 19% reduction on the target emission rate baseline set by building regulations through the use of energy efficiency measures, on-site low or zero carbon energy generation, and predicted water consumption is no more than 105 litres per person per day.
16. No building works shall commence, including demolition, until protective fencing has been erected around all trees, shrubs and other natural features to be retained on site in accordance with BS5837:2012. The protective fencing shall be retained for the duration of the works. No access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced areas, soil levels within the fenced areas shall not be raised or lowered and there shall be no burning of materials.
17. Use of the site for events shall not commence until details of covered and secure cycle storage has been submitted to and approved in writing by the Local Planning Authority. The use of the site for events shall not commence until the approved cycle storage has been installed and retained thereafter.

18. Use of the site for events shall not commence until a landscape and planting scheme, other than for the parking area, has been submitted to and approved in writing by the Local Planning Authority. The landscape and planting scheme shall be carried out in the first planting season after commencement of events on the site. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced no later than the next planting season with trees or plants of the same species, size and number.
19. Use of the site for events shall not commence until a scheme detailing hard and soft landscaping works for the parking area adjacent to Dunford Hollow has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans showing finished ground levels, means of enclosure, car parking layout, vehicular and pedestrian accesses, details and samples of the surfacing materials, and a planting plan and schedule of plants noting species, size and number. The hard landscaping including parking spaces and vehicular and pedestrian accesses shall be carried out prior to the use of the site for events. The associated soft landscaping shall be carried out no later than the first planting season after commencement of events on the site. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced no later than the next planting season with trees or plants of the same species, size and number.
20. The manager's accommodation as identified on plan P20020-RFT-00-01-DR-A-0206 Rev P13 shall be occupied for purposes ancillary to the use of Dunford House as a training, conference and events centre and shall not be used as a separate dwellinghouse.
21. Use of the site for events shall not commence until a statement detailing the Richard Cobden open day dates, hours of opening, advertisement for the open days and parking of vehicles for visitors, has been submitted to and approved in writing by the Local Planning Authority. The open days shall be operated as detailed in the approved statement.
22. No marquees or external sound systems shall be installed on the site at any time.
23. The number of persons attending training sessions, conferences or events at the property shall not exceed 139 at any one time. A register of persons attending any training session, conference or event shall be maintained at all times and shall be made available to the Local Planning Authority on request.

***** End of Schedule A*****

Schedule B

Conditions pursuant to Appeal B - APP/Y9507/Y/23/3333236

1. The works hereby granted consent shall begin not later than 3 years from the date of this decision.
2. No building works shall commence until plans of the site showing existing and proposed ground levels, proposed finished floor levels, and the proposed completed height of the works and any retaining walls, all in relation to the retained buildings on the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
3. No building works, including demolition, shall commence until a scheme of building recording has been submitted to and approved in writing by the Local Planning Authority. No building works shall commence until the scheme of recording has been completed and a written copy provided to the Local Planning Authority.
4. No building works, including demolition, shall commence until details of the methods of removal of fabric and making good to the bridge and internal walls in bedrooms 11, R1.02a and R.07 have been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.
5. No works above slab level shall commence until details of external flues, soil/vent pipes, meter and alarm boxes, new internal service routes and any repairs to render, joinery or metalwork have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
6. No works above slab level shall commence until details of the rainwater goods, proposed means of fixing the rainwater goods to the building and the position of downpipes have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
7. No building works shall take place above slab level until details of all external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
8. No building works shall take place above slab level until a sample panel of brickwork has been constructed and made available for inspection showing the proposed bond, coursing and finish of the material and the type, composition and profile of the mortar. A written specification of the brickwork as shown in the sample shall be submitted to and approved in writing by the Local Planning Authority. The brickwork shall be carried out in accordance with the approved details. The sample panel shall be retained on site until the work is complete.

9. No windows or doors shall be installed until details of any new windows and doors have been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan of the location of the windows and doors, 1:20 scale plans and elevations, 1:10 scale sections including glazing bar detail, the depth of reveal and method of fixing, and a schedule of materials, method of opening and finishes. Installation of the windows and doors shall be carried out in accordance with the approved details.

10. All new works and making good the retained fabric of the building whether internal or external shall be finished to match the adjacent work with regard to the methods of construction used and material, colour, texture, profile and style.

***** End of Schedule B*****