

Report to	<b>Planning Committee</b>
Date	<b>8 August 2011</b>
By	<b>Head of Planning</b>
Local Authority	<b>East Hampshire District Council</b>
Application Number	<b>SDNP/21245/008</b>
Application	<b>Residential care home with associated car parking following demolition of care home</b>
Address	<b>Stroud House Care Home, Rothercombe Lane, Petersfield, GU32 3PQ</b>
Purpose of Report	<b>The application is reported to the Committee for decision</b>

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**Recommendation: The Committee is recommended to grant planning permission for the reasons and subject to the conditions set out in paragraph 8.1 of the report.**

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## **1. The Proposal and the Site**

- 1.1 The application site is located at the junction of the A272 and Rothercombe Lane in Stroud. Most of the site lies within the settlement policy boundary with the exception of an area of land on the north side of the site, which is currently laid to lawn. The existing building comprises a mix of single and two-storey elements, with a two-storey gable frontage to the A272. It has twenty double and single rooms. Access to the site is from Rothercombe Lane and there is a shingle parking area to the north of the building.
- 1.2 There are fields to the west and north of the site with scattered housing beyond and residential development to the south on the opposite side of the A272. To the east of the site is a detached dwelling, which is the nearest neighbouring property. A footpath runs east-west to the north of the site.
- 1.3 The proposal is for the demolition of the existing building and construction of a new care home. The plans originally submitted were for a large building of up to three-storey in height, with variations in roof form and style to break up its overall mass and bulk. However, it was considered that such a large building would be visually intrusive within the landscape, particularly when viewed from the north and south, and that the scheme would benefit from a more simple design to minimise its visual impact.
- 1.4 In response to these concerns, the scheme was re-designed and the proposal is now for a two-storey building with a more traditional, simplified roof form and a substantially reduced height and bulk. To achieve the reduction in height, the building is now proposed to incorporate a basement, which would accommodate facilities such as the kitchen, plant room and laundry. The resident's bedrooms would be accommodated on the ground and first floors and the total number of bedrooms has been reduced from forty one to forty. Seventeen parking spaces would be provided to the rear of the building, with access from Rothercombe Lane.
- 1.5 The land around the new building would be set within a formal garden areas for the benefit of residents, with new pathways and planting areas. With the exception of one tree that would be removed in the south-east corner of the site, all other mature trees and hedgerows along the boundaries would be retained to maintain the landscaped appearance of the site. External lighting would be restricted to that which is necessary to operate the

building, such as low level lighting to the car park and lighting for the entrances and refuse areas. A fence would remain along the southern boundary, which is necessary to ensure privacy for the residents and to minimise noise disturbance from the adjacent road. The majority of the bedroom windows would face into the gardens of the care home or over the adjacent fields, providing residents with a visually interesting outlook.

## **2. Consultations**

- 2.1 Environment Agency - no comments.
- 2.2 Highway Authority - no objection subject to provision of visibility splays
- 2.3 HCC - Rights of Way Officer - no objection but advice provided; Ecologist - no objection subject to work being carried out in accordance with the submitted mitigation strategy.
- 2.4 EHDC - crime prevention officer - no objection but advice provided for the applicants attention; environmental health officer – no objection but conditions required as the site lies adjacent to potentially contaminated land (landfill post 1970; petrol station 1970); landscape officer - a three storey structure of considerably greater size and general massing will have a significant and adverse impact upon the wider National Park landscape generally and on the particular the setting of Stroud; existing trees are locally important and they will help to visually frame the new buildings however on the western boundary the new buildings extend up to the boundary which will limit the ability to provide similar long term screening on this side of the site and that is unfortunate given the character of the locality and the presence of public footpaths in the locality.
- 2.5 Stroud Parish Council – no objection to amended plans but concern over contractor parking and condition requested to prevent this and to restrict hours of working.

## **3. Representations**

- 3.1 CPRE - support in principle; concern re the impact of the large roof on views from the high ground lying to the north and south of the site, including Lythe Hanger and Great Hanger and the surrounding footpaths; roof should of be of a design and colour which, when viewed from higher ground, will cause it to meld in with the roof lines of the other properties in the village of Stroud, and not in any way draw the eye to it - a light colour would not be acceptable; concerns re Rothercombe Lane which forms part of a footpath leading away from the A272 into attractive open countryside, and rising to Cold Hill and should not be urbanised; lighting needs to be kept to an absolute minimum to preserve dark skies.
- 3.2 4 letters received raising the following concerns:
  - proposed building is too large for the plot;
  - the development would dominate the surroundings and would be visible from distant viewpoints;
  - safety concerns from increased traffic using Rothercombe Lane and main road junction;
  - inadequate parking provision;
  - increased clinical waste, which may not be properly stored;

## **4. Relevant Planning History**

- 4.1 21245/002 - use of dwelling as retirement/rest home permitted 1.07.1984
- 4.2 21245/003 - conversion and extension of outbuilding to provide ancillary accommodation to rest home permitted 23.09.1985
- 4.3 21245/004 - extension to sitting room permitted 05.08.1986
- 4.4 21245/005 - addition of 12 bedrooms, rest and sitting rooms, WC and laundry refused 10.09.1986
- 4.5 21245/006 - addition of sitting room, 5 bedrooms, bathroom, WC and laundry refused 09.04.1987
- 4.6 21245/007 - certificate of lawfulness for continued use of land as garden/overflow parking

permitted 02.03.2009

## **5. Planning Policy Context**

- 5.1 The two statutory purposes of the SDNP designation are:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and
  - 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. Government policy relating to National Parks set out in PPS7: Sustainable Development in Rural Areas and Circular 20/10 is that they have the highest status of protection in relation to landscape and scenic beauty. Conservation of the natural beauty of the landscape and countryside must, therefore, be given great weight in development control decisions. The following national planning policy statements are also relevant: PPS1 – Delivering Sustainable Development and PPG13 – Transport.

- 5.2 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area in the South east Plan and the East Hampshire District Local Plan Second Review.

- 5.3 The South East Plan was adopted by the Secretary of State on 6th May 2009 and supersedes the Hampshire County Structure Plan and RPG9. The Coalition Government's revocation of the Plan in July 2010 has been found to be unlawful so the document remains part of the development plan at this time but the intention to revoke it is a material consideration. The following strategic are relevant to this application:

C2: The South Downs - states that the purposes of designation should be a material consideration in the making of any planning decision that would affect it.

CC1: Sustainable development – states that the physical and natural environment of the south east is conserved and enhanced

CC6: Sustainable Communities and Character of the Environment – requires new development to respect the character and distinctiveness of landscapes and use innovative design to create a sense of place.

SP3: Urban Focus and Urban Renaissance – states that the prime focus for development in the South East should be in urban areas.

NRM11: renewable energy targets.

- 5.4 East Hampshire District Local Plan (Review) policies relevant to this application are:

GS1 - Sustainable Development

GS2 - Location of Development

GS3 - Protecting the Countryside

HE1 - Design

C4 - Nature Conservation

E1 - Conservation of Energy

H13 - Accommodation for the Elderly

P6 - Privacy and Daylight

P7 - Contamination

T9 - Highway Issues - Access

T12 - Parking Standards

## **6. Planning Assessment**

### Principle of Development

- 6.1. The existing care home has developed over time through the conversion and extension of a former dwelling, which has resulted in an ad-hoc internal layout that does not meet modern care standards and would be very difficult to renovate. The construction of a new building would allow for the provision of modern accommodation to meet current care standards, with improved facilities for staff and residents, along with more specialised accommodation for dementia care. A needs assessment has been submitted with the application, which concludes that there is an on-going need for care accommodation in the East Hampshire

District and that demand for dementia care is likely to increase. The proposal is considered acceptable in principle to improve the quality of care accommodation in East Hampshire and the wider South Downs National Park area.

- 6.2 The application site lies partially within and partially outside of the Stroud settlement policy boundary. The only part of the proposed scheme that would extend beyond the boundary would be the parking area on the north side of the site and the principle of using this part of the site for parking was established through the granting of a Certificate of Lawfulness in 2009.
- 6.3 Policy H13 relates to care accommodation and states that such development will be permitted within settlements provided that it meets the following criteria:
- a) is accessible to public facilities and community services;
  - b) is accessible to staff and visitors by public transport, walking or cycling;
  - c) located where residents can enjoy a visually interesting outlook;
  - d) has level access to a garden or sitting out area;
  - e) does not detract from the character of the area;
  - f) meets appropriate requirements for disabled access; and
  - g) incorporates measures to optimise energy efficiency.
- 6.4 The above policy includes technical requirements for disabled access that would be necessary for any new development to meet modern care home standards. It can therefore be assumed that criteria d and f would be met by the proposed scheme. The main matters to consider are those relating to accessibility, impact on the character of the area and energy conservation and these will be addressed under the relevant sections of the report.

#### Landscape Impact

- 6.5 The area is characterised by very attractive open pastoral landscape with distant views to the chalk ridge of the South Downs and to the north the wooded scarp slope of The Hangers. The proposals provide for the retention of a number of mature trees along the site's eastern boundary. These trees are locally important and will help to visually frame the new buildings however on the western boundary the new buildings extend up to the boundary. This does limit the ability to provide similar long term screening on this side of the site.
- 6.6 The site lies at the edge of the built up area of Stroud and the main public views of the building are from the A272 to the south and from the footpath to the north. Although the footpath is bordered by a hedgerow, this only provides screening during summer months and throughout the rest of the year there are clear views across the fields towards the building. The current building has a single-storey extension on the northern side, which is low in height and has a subservient appearance to the main building. The concern with scheme as originally proposed was that it would have substantially increased the building bulk when viewed from the north, creating a much more visually intrusive building within the landscape. The amended design shows a reduction in both the height and width of the building when viewed from the north, with the elevation dominated mainly by the roof, similar to existing. This design is considered more appropriate to preserve the character and appearance of the area.
- 6.7 The south elevation of the existing building is characterised by a gabled roof and white painted walls and is the most prominent elevation as it is highly visible from the main road when entering the village. On the new building, this elevation has been designed with the same characteristics of the overall building, with a low eaves level and sloping roof, but would also incorporate a double gable feature to break up the bulk of the roof and add interest to enhance its appearance. Materials for the building would include tiles for the roof and a mix of brickwork and timber cladding for the walls. Although timber cladding is not a common feature on surrounding buildings, it is a natural material that generally fits well within a rural setting. Full details of the materials would be requested by condition to ensure that they are appropriate in terms of type, colour and texture in relation to the surroundings. Overall, the proposed building as amended is considered appropriate in terms

of its design, scale and bulk to conserve the natural beauty of the South Downs National Park.

#### Accessibility and parking

- 6.8 Stroud is not considered to be an accessible village in terms of access to public transport, but is close to Petersfield for vehicle access to many public services and facilities. Given that the existing use has been in operation since the 1980's it is considered that the principle of a care home on the site is established, but it is necessary to consider the traffic implications of the increased occupancy level.
- 6.9 The new care home would provide accommodation for a maximum of thirteen additional residents and the applicants have confirmed that this would generate a need for one additional full time member of staff and two additional part time carers. They have estimated that the staff increase, along with an increase in visitor numbers, would generate up to 10 additional vehicle movements per day to and from the site. The Highway Authority has reviewed the submitted information and raised no objection to the proposal. The access is acceptable and that the provision of 17 car parking spaces would be adequate for the size of the facility.

#### Impact on neighbouring residents

- 6.10 The nearest residential property is located to the east of the site on the opposite side of Rothercombe Lane and concerns have been raised about loss of privacy. However, there would be a distance of approximately 25m between the east elevation of the care home and the adjacent property and at this distance it is not considered that the privacy of the neighbouring residents would be adversely affected. The care home has also been designed so that most bedroom windows would face south or west, with only minimal windows on the east elevation. Having regard to the distance between buildings and the reduction in height and bulk as a result of the design amendments, it is also not considered that the proposed development would have any significant impact on the neighbouring residents in terms of loss of outlook or light.

#### Energy conservation

- 6.11 An energy statement has been submitted with the application, which outlines the measures that would be incorporated into the building to improve energy efficiency and reduce CO2 emissions, including the following:
- high insulation levels;
  - high specification glazing;
  - energy efficient lighting and appliances.
- 6.12 In addition to the above, an assessment of potential renewable technology has been carried out and it is concluded that the two most feasible options would be solar photovoltaic panels or a combined heat and power system. It has been suggested that solar panels could be erected on frames on the flat roof areas of the new building, which may be an appropriate option as they would be visually screened by the surrounding sloped roofs. Further details of such proposals would be requested by condition, including full details of the location of any solar panels or other equipment so that the visual impact can be properly assessed.

#### Nature conservation

- 6.13 The application is supported by Phase 1 and 2 Bat Survey reports, which have concluded that there are two roosting bats within the existing building. The Phase 2 report includes details of mitigation measures that would be implemented to ensure that the bats are not harmed during construction and includes a requirement for alternative roosting opportunities to be provided within the new building. The County Ecologist is satisfied with the details of the reports and has raised no objection.

## **7 Conclusion and Reasons for Recommendations**

The proposed replacement care home is acceptable in terms of its design, layout and scale and would conserve the natural beauty of the South Downs National Park. The scheme would include adequate provision for parking and would incorporate measures to optimise

energy efficiency. The development would have no significant impact on the amenities of any neighbouring residents and measures would be implemented to protect bats. The proposal is in accordance with the relevant policies of the South East Plan, The East Hampshire District Local Plan: Second Review and national planning policy.

## 8 Recommendations

8.1 It is recommended that planning permission be granted for the following reason:

1) The proposal is for the improvement of an existing community facility appropriately located within the settlement boundary in a sustainable way and at a scale which fosters the social well being of the community within the South Downs National Park whilst conserving the natural beauty and wildlife. The proposal therefore complies with national policy guidance set out in PPS1, PPS3, PPS7 and PPG13, policies C2, CC1 and SP3 of the South East Plan, and policies GS1, GS2, GS3, HE1, C4, E1, H13, P6, T9 and T12 of the East Hampshire District Local Plan - Second Review.

Subject to the following conditions:

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

*Reason - To comply with Section 91 of the Town and Country Planning Act 1990*

2) Notwithstanding any indication of materials that may have been given in the application or in the absence of such information, prior to the commencement of development samples / details including manufacturers details of all the materials to be used for external facing and roofing shall have been submitted to and approved in writing by the South Downs National Park Authority. The development works shall be carried out in accordance with the approved details.

*Reason: To ensure that the materials used in the construction of the approved development harmonise with the surroundings in the interests of the amenity of the area and to conserve and enhance the natural beauty of the South Downs National Park to comply with policies CC1 of the South East Plan and policies GS1 and HE1 of the East Hampshire District Local Plan: Second Review.*

3) Prior to the commencement of development details of the design and location of any renewable technology equipment shall have been submitted to and approved in writing by the South Downs National Park Authority; the equipment shall be installed in accordance with the approved details and thereafter maintained and removed when no longer required.

*Reason: To ensure that the equipment harmonises with the surroundings in the interests of the amenity of the area and to conserve and enhance the natural beauty of the South Downs National Park to comply with policies CC1 of the South East Plan and GS1 and HE1 of the East Hampshire District Plan: Second Review.*

4) Before any part of the development is first occupied a verification report and completion certificate shall be submitted in writing, to the Local Planning Authority, confirming that the built development hereby permitted incorporates measures that provide at least 10% of the predicted energy requirement from on-site renewable sources, or, provided that first agreed in writing by the Planning Authority before development starts on site, an alternative means of achieving an equivalent energy saving. The developer shall nominate a competent person for the purpose of assessing and providing the above required report and certificate to confirm that the completed works incorporate such measures as to provide the required energy savings. The energy saving works set out in the above report shall thereafter be maintained so that the required energy saving is sustained at the certified level for the lifetime of the development.

*Reason: In the interests of sustainable development and climate change mitigation and to comply with policies CC1 and NRM11 of the South East Plan and E1 of the East Hampshire District Plan: Second Review.*

5) prior to the commencement of development a detailed landscape and planting scheme shall have been submitted to and approved in writing by the South Downs National Park Authority. The scheme shall specify the number, species, location and size of plants and the maintenance schedule.

*Reason: To conserve and enhance the natural beauty of the South Downs National Park to comply with policies CC1 of the South East Plan and GS1 and HE1 of the East Hampshire District Plan: Second Review.*

6) The landscaping scheme shall be carried out in accordance with the details approved under condition 5 and in the first planting season after practical completion of the development. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the South Downs National Park Authority.

*Reason: To conserve and enhance the natural beauty of the South Downs National Park to comply with policies CC1 of the South East Plan and GS1 and HE1 of the East Hampshire District Plan: Second Review.*

7) The development shall not be brought into use until provision for the turning, loading, unloading and the parking of vehicles shall have been made within the site in accordance with the approved details and shall be retained thereafter.

*Reason - In the interests of highway safety and to comply with policies T9 and T12 of the East Hampshire District Plan: Second Review.*

8) The development shall not be brought into use until the access, including the footway and/or verge crossing has been constructed and lines of sight of 2.4 metres by 17 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

*Reason - In the interests of highway safety and to comply with policy T9 of the East Hampshire District Plan: Second Review.*

9) prior to the commencement of development details of a scheme to prevent surface water from the site discharging on to the adjacent highway shall have been submitted to and approved in writing by the Local Planning Authority. The development works shall be carried out in accordance with the approved details before any part of the development is occupied and shall be retained thereafter.

*Reason - In the interests of highway safety and to comply with policy T9 of the East Hampshire District Plan: Second Review.*

10) Prior to the commencement of development details of any external lighting shall have been submitted to and approved in writing by the South Downs National Park Authority; the lighting shall be installed, operated, and maintained in accordance with the approved scheme.

*To conserve and enhance the natural beauty and wildlife of the South Downs National Park to comply with policies CC1 of the South East Plan and GS, C4 and HE1 of the East Hampshire District Plan: Second Review.*

11) No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority :-

(a) a desk top study report, documenting all the previous and existing land uses both on and adjacent to the site and including a conceptual site model and preliminary risk assessment. The report should be completed by a competent person and produced in accordance with national guidance, as set out in Contaminated Land Research Report No.11 and BS10175:2001;

and unless otherwise first agreed in writing by the Local Planning Authority:-

(b) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site;

(c) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Local Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site; and unless otherwise first agreed in writing by the Planning Authority:-

(d) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages. Site works and details submitted shall be in accordance with the approved scheme and undertaken by a competent person.

The above reports and site works should be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

*Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy P7 of the East Hampshire District Local Plan: Second Review.*

12) Unless otherwise first agreed in writing by the Local Planning Authority no part of the development shall be brought into use until a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Local Planning Authority.

The verification report and completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

*Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy P7 of the East Hampshire District Local Plan: Second Review.*

13) All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Local Planning Authority. Development shall not re-commence on site until the following details have been submitted to and approved in writing by the Planning Authority:-

(a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.

(b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site **and** (unless otherwise first agreed in writing by the Planning Authority)

(c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should



include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages;

and no part of the development shall be occupied or used (unless otherwise first agreed in writing by the Planning Authority) until a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Planning Authority.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy P7 of the East Hampshire District Local Plan: Second Review.*

14) The development shall be carried out strictly in accordance with the recommendations of the Phase 2 Bat Survey report prepared by ECOSA dated August 2010, unless otherwise agreed in writing by the Planning Authority.

*Reason: To ensure that bats are protected from harm during development and that alternative roosting opportunities are provided to comply with policy C4 of the East Hampshire District Local Plan: Second Review.*

15) No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to and approved in writing by the Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

*Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas and to comply with policies GS2, GS3, HE1 and P6 of the East Hampshire District Local Plan: Second Review.*

16) Details of the provisions to be made for the parking and turning on site of operatives and construction vehicles during the construction period shall be submitted to and approved by the Planning Authority in writing and fully implemented before development commences. Such measures shall be retained for the duration of the construction period.

*Reason:- In the interests of highway safety and to comply with policies T9 and T12 of the East Hampshire District Local Plan: Second Review.*

## **9 Crime and Disorder Implications**

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

## **10 Human Rights Implications**

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

**JIM REDWOOD**  
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Appendices location plan  
SDNPA Consultees Head of Planning; Monitoring Officer & Senior Solicitor.

#### Background Documents

Application SDNP/21245/008

Letters of representation from CPRE and members of the public

Comments from the Highway Authority, HCC, and EHDC

Observations of Stroud Parish Council

PPS1,

PPG13

Circular 2010

East Hants District Local Plan : Second review

South East Plan 2009