

Report to	Planning Committee
Date	12 July 2012
By	Director of Planning
Local Authority	East Hampshire District Council
Application Number	SDNP/36200/001/FUL
Application	Conversion of cartlodes to residential as part of existing farmhouse and cottage, conversion of threshing barn to two dwellings (one with ancillary accommodation), erection of detached dwelling (with conversion of granary as ancillary accommodation), erection of pair of semi-detached dwellings, stables/barns/store to form livery yard for 11 horses, associated landscaping/parking and demolition of various buildings/extensions
Address	Myrtle Farm, Blendworth Lane, Horndean, Waterlooville, PO8 0AA
Purpose of Report	The application is reported to Committee for a decision.

Recommendation: That planning permission be granted for the reasons set out in paragraph 10.1 of this report and subject to:

(i) completion of a S106 agreement with obligations relating to:

- **financial contributions towards Public Open Space**
- **Highway Improvements**
- **Environmental Improvements**
- **Affordable Housing ; and**

(ii) the conditions set out in paragraph 10.2

1. Site Description

- 1.1 Myrtle Farm forms part of the historic core of Blendworth, which is identified within the Conservation Area appraisal of the village. The site lies within the defined built up area of the village and forms part of the rural ribbon development running along Blendworth Lane with the dominant features of the village being the existing barn and granary located on the eastern boundary. The site currently has a mixed use with a livery business and agricultural buildings located on the northern part of the site. The southern part of the site is defined by two residential properties, with surrounding agricultural outbuildings. The site has two access points via Blendworth Lane. The northern access serves the livery and agricultural buildings and a Public Right of Way runs east - west at this point across the livery yard. The southern access serves the residential properties and agricultural buildings. The western boundary is formed of the existing residential and livery buildings. The site is surrounded by residential properties except to the north of the site, which is the location of Holy Trinity Church.
- 1.2 The South Downs Integrated Landscape Character Assessment identifies the site as being within the Downland Mosaic landscape character area. The surrounding landscape is undulating, rolling open downland divided by dry valleys and scarp slopes, characteristic of the underlying geology. The field sizes in the area are generally large with low patchy hedgerows. Arable crop production dominates the area, interspersed with woodland and pasture in the valleys and on the steeper slopes.

- 1.3 This application site is within the administrative area of East Hampshire District Council. This application was called in for determination by the SDNPA, for the reason that the development within the comparatively small settlement could be of a scale the could have the potential to have a significant impact on the natural beauty, wildlife and cultural heritage of the South Downs National Park.

2. Relevant Planning History

- 2.1 SDNP/36200/002/CAC – Demolition of Farmhouse side extension, Dutch barn and extensions to barn, chicken shed/stable – Linked to this application and reported for consideration at item 8 report PC 45/12 of this agenda.

3. Proposal

- 3.1 The proposal is for the refurbishment and extension of the existing farmhouse and cottage, conversion of the threshing barn to form 2 dwellings, retention and conversion of the existing granary, relocation of livery for 11 horses to the north, the erection of a pair of semi detached cottages on the site of the existing stables along with the erection of a new dwelling in the southern courtyard. The detailed part of each element of the planning application are as follows:-
- The existing cottage would be retained and refurbished, the only external changes would be that these former barns would have glazing recessed behind the post and braced oak fronts.
 - No external changes are proposed to the existing farmhouse, and this will remain as a residential dwelling.
 - The Threshing barn would be refurbished and the central modern addition would be removed. This building would be converted into 2 dwellings with no openings or alterations being made to the eastern and northern elevations that face towards Blendworth Lane and livery yard respectively.
 - The proposed semi detached cottages would be located on the site of the existing stables, which are immediately to the north of the Public Right of Way and to the south of the livery yard. The overall size of the building would be approximately 14 metres in width, 11.5m in depth with a 7m high ridge height.
 - The proposed 'Garden Cottage' would be located immediately to the south of the existing granary and southern courtyard. The building would be approximately 18.6 metres in width, 8.8m in depth with a 6m high ridge height. The existing dilapidated granary would be refurbished and used as ancillary accommodation for this new dwelling.
 - The existing barn in the northern part of the site would be demolished and replaced with a remodelled livery yard. The proposed barn/stables would be set back towards the northern boundary by approximately 4 metres. The barn would be approximately 14.6 metres in width, 24 metres in depth, with a ridge height of 5.6 metres. The northern part of the barn would be sunk into the ground with the aim being to reduce its impact on the area and amenities of the neighbouring residential property. A covered yard and stables are proposed to the west of the barn. The stables would be approximately 13metres in width, 4 m in depth with a 2.9m ridge height.
- 3.2 The application is submitted with a landscaping plan which would include the retention of the mature trees located within the site. The trees and hedging located to the eastern boundary adjacent to the granary are proposed to be removed and replaced with native trees and hedging. Further planting is proposed within the courtyards to soften the development.
- 3.3 The proposed materials are brick, timber, slate and clay tiles (with details to be agreed similar to the existing materials on the site).
- 3.4 The new build dwellings will be designed to Code for Sustainable homes standard level 3, with the dwellings being fitted with energy saving devices.

3.5 The application form and drawings have been submitted with:

- A Design & Access Statement;
- Planning Statement;
- Conservation and Heritage Statement;
- Arboricultural survey;
- Ecology survey;
- Contamination report;
- Transport Statement;
- Sustainability Checklist.

4. Consultations

- 4.1 **Highway Authority:** No objection – subject to conditions. The proposed redevelopment of the site will have a similar impact on the highway network, in terms of traffic generation as the existing use. The development provides adequate parking provision for both the residential and livery elements. The access points have adequate visibility
- 4.2 **Environment Agency** – No comment
- 4.3 **Hampshire County Council (HCC)– Ecologist:** No objection – The submitted ecology survey indicates that the existing buildings do not have any protected species within them.
- 4.4 **Hampshire County Council – Rights of Way** – The Horndean footpath runs alongside buildings that are proposed for demolition, a risk assessment and safe working method statement needs to be submitted.
- 4.5 **East Hampshire District Council (EHDC) – Conservation Officer:** No Objection - This development has been subject of pre-application discussions and the development will result in the conservation and enhancement of the existing buildings. The proposed new builds will result in the removal of a number of unsightly buildings and will therefore conserve the character and setting of the Conservation Area.
- 4.6 **East Hampshire District Council - Landscape Officer:** No Objection subject to conditions. The proposal offers an opportunity to remove a number of unsightly modern additions. The proposed landscaping will result in native species replacing imported species, which is of merit to the application.
- 4.7 **East Hampshire District Council – Environmental Health Officer** – No Objection – subject to conditions. The proposed livery yard and new dwellings have the potential to have conflict through noise and smell, however subject to a management plan this should not have a significant adverse impact on the amenities of the new and existing residential properties.
- 4.8 **East Hampshire District Council – Pollution and Contamination Officers** – No Objection – subject to conditions
- 4.9 **East Hampshire District Council – Tree Officer** – No Objection – subject to conditions.
- 4.10 **East Hampshire District Council – Housing Officer** - Given the application site is located within a built up area, affordable housing provision is required. However, the proposed dwellings are too large for the current affordable housing need in the Parish. Discussions have taken place with the developer over this issue at the pre-application stage and it is considered that in this circumstances that a financial contribution towards provision of affordable housing in the East Hampshire District Area within the National Park would be acceptable. The financial contribution required has been calculated at £92,640, which needs to be secured through a legal agreement.
- 4.11 **Horndean Parish Council** – No Objection subject to matching materials being used and the impact on the surrounding highway network is considered by the Highway Authority.

5. Representations

- 5.1 4 letters of objection have the following concerns:
- The development would have an adverse impact on the National Park and Conservation Area
 - Insufficient parking within the development for both the residential and livery uses
 - Adverse impact on highway safety through traffic generation and during the construction phase of the development
 - Adverse impact on local wildlife

6. Planning Policy Context

- 6.1 The two statutory purposes of the SDNP designation are:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
 - 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.

National Planning Policy Framework and Circular 2010

- 6.2 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). The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.
- 6.3 The development plan policies listed below are considered to be compliant with the NPPF.

7. Planning Policy

- 7.1 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 East Plan and the East Hampshire District Local Plan 2006.
- 7.2 The South East Plan was adopted by the Secretary of State on 6th May 2009. 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. Under the Localism Act 2011, the Government may by order revoke all or part of the Regional Spatial Strategies. Presently, no such order has been made, and as such the South East Plan still forms part of the development plan and is a material consideration in decision making. 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
 - CC4 Sustainable Design and Construction
 - 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.
 - NRM5 Conservation and Improvement of Biodiversity
 - T4 Parking
 - W2 Sustainable Design, Construction and Demolition
 - C4 Landscape and Countryside Management

BE6 Management of the Historic Environment

- 7.3 The relevant policies in the East Hampshire District Local Plan: Second Review 2006 are:
- GS1, GS2, GS3 & GS4 – set out the requirement for Sustainable Development relate to creating sustainable communities within built up areas that takes into account the character and appearance of the area
- C4, C5, C6 & P5 – relate to either preserving or enhancing the character and setting of the former Area of Outstanding Natural Beauty along with the ecology of the area
- H11 – relates to the requirement for affordable housing within defined settlement boundaries
- HE1, HE4 & E1 – relate to general development principles such as design and impact on the area of applications within Conservation Areas and include measures to conserve energy
- P6 relates to impact of the development on the amenities of neighbouring properties
- GS4, R3 & G2 relates to the requirement of infrastructure provision for new development
- T1, T3, T9, T10 & T12 relates to transport and access requirements of development
- 7.4 The South Downs National Park Authority is working jointly with East Hampshire District Council on a joint Core Strategy for East Hampshire District. The core strategy was published on 3 February 2012, and was out for consultation until 16 March. The document is therefore in the early stages of development and should be afforded little weight in decision making. The document was submitted to the Secretary of State in late May 2012 and on the current timetable is proposed to be adopted in December 2012, should it be found sound.

8. Planning Assessment

Principle of development

- 8.1 The site is located in within the defined settlement boundary of Blendworth, where the principle of development for housing is acceptable. Therefore the main considerations in this application are its impact on the character and appearance of the National Park and on the amenity of the area. All of these issues will be considered in the following paragraphs.

Impact on the character and appearance of the SDNP

- 8.2 The site forms the central part of the Blendworth Conservation Area and is a therefore a site sensitive to development. However the site is previously development with a number of agricultural and residential buildings, which are surrounded by mainly residential development along with Holy Trinity Church to the north of the site. Long range views of the site are limited to that from the Public Right of Way to the west of the application site. Short range views of the site will be available from both Blendworth Road and the PROW going through the site. However from these points the new development will be seen in the context of the existing built form of the village and existing development on the site.
- 8.3 The removal of unsympathetic additions and buildings, provides an opportunity to enhance the site and surrounding conservation area. The proposed alterations to the existing farmhouse and cottage are well conceived and use similar materials to those in the existing buildings. The threshing barn and granary make a significant contribution to the character and appearance of the conservation area. However they are in need of repair and this development through the renovation of the existing buildings would provide a scheme that will bring them back into beneficial use and conserve and enhance the conservation area.
- 8.4 The layout of the development has been developed in discussion with officers through the pre-application process and amendments to the application. The development retains two courtyards, with the southern courtyard retaining the existing residential and agricultural influence through the renovation of the existing buildings along with the appropriate design and scale of the new dwelling. The northern courtyard will be more clearly defined between residential use, and the developed livery yard and stable in the northern part of the site. The livery yard itself has been moved further to the northern part of the site and has been reoriented through the positioning of entrances and parking on the western and northern elevations, so as to avoid conflict with the users of the Public Right of Way and reduce the impact on the amenity of the new and existing properties.

Design

- 8.5 The design of the scheme has been developed in discussion with officers. The development was influenced through the submission of a Conservation and Heritage Statement, which identified key historic aspects of the site and surrounding area. The design of the proposed barn and semi-detached dwellings has been amended to reduce the height and size of the buildings and the bulk of the buildings when viewed from the PROW and other surrounding vantage points. The conversion of the threshing barn has been developed in discussion with officers and as a result, the openings on the eastern elevation which were originally proposed have been removed in order to maintain the character of the building from public vantage points. In addition the existing boundary wall alongside Blendworth Road, which is identified as important feature of the conservation area, will be retained.

Affordable Housing

- 8.6 The site is within a defined settlement boundary and has a population of under 3000 people, as such in accordance with policy H11 of the East Hampshire District Local Plan provision for affordable housing should be made. The policy states that affordable housing should be located on the site, unless there are exceptional circumstances, if this is the case then subject to the agreement of the Local Planning Authority, a financial payment in lieu towards affordable housing can be made. In the course of pre-application discussions with officers the Housing officer has indicated that the size of the dwellings are too large for the local affordable housing need. As such it is considered acceptable that a financial contribution of £92,640 is to be made towards affordable housing provision within the East Hampshire area of the National Park. This figure has been agreed by the applicant and can be secured through a legal agreement.

Sustainability

- 8.7 Myrtle Farm is located approximately 500 metres from the centre of Horndean. Although in terms of distance this is not extensive, the most direct route from the site to the village is via Blendworth Lane. This is a rural and narrow lane that has restricted forward visibility and has no pedestrian footways until the edge of Horndean. It is acknowledged that this is a difficult route for pedestrians to the village, however this is not an unusual situation given an edge of settlement location.
- 8.8 There is much current government guidance on sustainable development, however it is noted within Manual for Streets 2 that sites within 2km of a settlement are likely to be acceptable to enable walking and cycling. It is considered that on balance, the sustainability of the site in terms of highways and transport movements is acceptable given the existing uses on site in combination with its proximity to the settlement of Horndean.

Impact on highways

- 8.9 The existing access points would be used with an improved visibility splay alongside the northern access through maintaining the hedging. The residential dwellings and livery yard provide adequate parking in compliance with adopted parking standards. The Highway Authority are satisfied that the proposed parking, access and manoeuvrability onto the highway would not have a significant adverse impact on the free flow of traffic of the surrounding highway network.
- 8.10 The Highway Authority agree with the findings of the Transport Statement submitted with the application which concludes that the traffic generation associated with the development is unlikely to be noticeable on the local highway network, compared with the existing usage on the site. While the development would lead to a limited increase in vehicle movements in the vicinity of the site, the Highway Authority have confirmed this would not be detrimental to highway safety.

Impact on Public Right of Way

- 8.11 The proposed development would not block the Public Right of Way and would result in less conflict between users of the footpath and existing equestrian traffic movements in the courtyard because the livery yard would be repositioned to the north of the site. As such it is considered that subject to a condition requiring details of safety measures to be taken to protect users of the PROW during development, that the scheme would not have a

significant adverse impact on the safety of users of the footpath.

Impact on amenities of neighbouring properties

- 8.12 The application proposes residential properties adjacent to the livery yard, which is formed of a barn and stables. The layout and orientation of the livery yard results in the barn and associated activities being positioned away from the neighbouring property known as 'The School House', and as such is not considered to have a significant adverse impact on the amenity of this property. The relationship of the livery yard and new dwellings immediately to the south are in close proximity, the Environmental Health Officer has no objection to this relationship, subject to relevant conditions with regard to the management of manure from the yard and details of external lighting within the development.

Biodiversity

- 8.13 The application has been submitted with an Ecology Survey dated September 2011. This has been assessed by the HCC Ecologist, who has no objection subject to a condition requiring measures for biodiversity enhancement through the landscaping scheme.

Developer contributions

- 8.14 Under the provisions of policies GS4, T2 and R3 of the East Hampshire District Local Plan the following contributions are required:

- transport contributions £5,975
- public open space £6,385
- environmental improvements £2,635

These have been agreed by the applicant and can be secured through a legal agreement.

Contamination

- 8.15 The application site is adjacent to a site with a potentially contaminative land use and history, The EHDC Environmental Health officer has recommended conditions requiring a desktop survey to be produced.

9. Conclusion

- 9.1 The proposal by virtue of its design, layout and appearance will conserve the special qualities of the SDNP and will not have significant adverse impact on neighbour amenity, highway safety or protected species. In addition the proposal will make financial provision towards affordable housing, transport, public open space and environmental improvements.

10. Recommendation

- 10.1 It is recommended that planning permissions be granted for the following reason:

The proposal by bringing the threshing barn and granary back into beneficial use through sensitive refurbishment and well designed new buildings will conserve and enhance the character and appearance of the conservation area and as such the landscape and cultural heritage of the SDNP and subject to conditions will also enhance the biodiversity of the area and will not have an adverse impact on neighbour amenity, highway safety or protected species. In addition the proposal will make financial provision towards affordable housing, transport, public open space and environmental improvements The proposal therefore complies with national policy guidance set out in the National Planning Policy Framework, policies BE6, C2, C4, CC1, CC4, CC6, NRM5, NRM7, T4 and W2 of the South East Plan and policies GS1, GS3, GS4, H4, H5, H11, C4, C5, C6, E1, E2, HE1, P5, P6, P7, T1, T2, T3, T9, T10 and T12 of the East Hampshire District Local Plan 2006.

Subject to the following:

- (i) completion of a S106 agreement with obligations relating to:
- financial contributions towards Public Open Space
 - Highway Improvements
 - Environmental Improvements
 - Affordable Housing; and

(ii) the conditions set out in paragraph 10.2

10.2 Conditions:

1. The development hereby permitted shall commence within 3 years of the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved plans in accordance with policy HE1 of the East Hampshire District Local Plan 2006.

3. Prior to the commencement of works details and samples of the materials to be used in the refurbishment and construction of the development hereby permitted shall have been submitted to and approved in writing by the South Downs National Park Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development conserves and enhances the character and appearance of the conservation area and the natural beauty of the South Downs National Park in accordance with policy HE1 of the East Hampshire District Local Plan 2006.

4. A landscape management plan, including long term design objectives, details of hard and soft landscape works including planting plans; written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme, based on the landscape strategy drawing 11027/site/004 revision, shall be submitted to and approved in writing by the South Downs National Park Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with East Hampshire District Local Plan policy C5.

5. A schedule of landscape maintenance for a minimum period of 10 years shall be submitted to and approved in writing by the South Downs National Park Authority, prior to the occupation of the development or any phase of the development, whichever is the sooner for its permitted use. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To ensure that the works undertaken maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with policy C5 of East Hampshire District Local Plan 2006.

6. Prior to the commencement of development a Construction Environment Management Plan shall be submitted to and approved in writing by the South Downs National Park Authority. The management plan shall include the following:

- Measures to protect the existing boundary vegetation and habitats including temporary fencing to avoid encroachment of machinery and materials into the surrounding areas;
- Measures to prevent soil runoff into the surrounding areas and onto the highway;
- Details and positioning of any construction lighting.
- Details of contractor parking

Development shall be carried out in full accordance with the approved details.

Reason: To ensure that protected species are protected during the construction period in accordance with policies T1 and P5 of the East Hampshire District Local Plan 2006.

7. Tree protective measures identified in the Arboricultural Impact Assessment and Method Statement dated 11th October 2011, including fencing and ground protection, in accordance with the BS 5837 shall be installed prior to any demolition, construction or groundwork commencing on the site and shall remain in place until the groundworks have been completed.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity in accordance with policy C5 and C6 of the East Hampshire District Local Plan 2006.

8. Prior to the occupation of the development the parking arrangements in plan 11027/site/004, revision D shall be completed for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.

Reason: In the interests of highway safety in accordance with East Hampshire District Local Plan 2003 policies T9 and T10.

9. Prior to the commencement of works the access, including the footway and/or verge crossing shall have been constructed with the sight lines identified on in accordance with the details shown on plan 11027/site/004 revision D. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1.05 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: In the interests of highway safety in accordance with East Hampshire District Local Plan 2006 policies T9, T10 and T12.

10. Prior to the commencement of works details of safety measures to protect users of the Public Right of Way during the demolition and construction period shall be submitted to and approved in writing by the South Downs National Park Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: In the interests of users of the Public Right of Way in accordance with East Hampshire District Local Plan 2006 policy T3.

11. The stables hereby permitted shall not be brought into use until the method of disposal and management of the stable waste has been submitted to and approved in writing by the South Downs National Park Authority. The approved scheme shall be fully implemented before the stables are brought into use and shall thereafter be maintained and operated in the approved manner at all times.

Reason: In the interests of the amenity of the area in accordance with policy HE1 of the East Hampshire District Local Plan 2006.

12. There shall be no burning of stable waste (arising from the stables hereby permitted) on the application site at any time.

Reason: In the interests of the amenity of the area in accordance with policy HE1 of the East Hampshire District Local Plan 2006.

13. Prior to the occupation of the development details of the external lighting and signage including a scheme for the prevention of light pollution from the internal roads and car parking areas shall have been submitted to and approved by the South Downs National Park Authority in writing. Development shall be carried out in accordance with the approved details.

Reason: To prevent light pollution and in the interests of the amenity of the area in accordance with National Planning Policy Framework.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within Schedule 3 Part 40 Classes A and B of the Order shall be carried out without the prior written approval of the Local Planning Authority.

Reason: In order that the Local Planning Authority can control any further development within the site and to safeguard the character and appearance of the South Downs National Park in accordance with policies ST3 of the Lewes District Local Plan 2003.

15. Prior to the commencement of works the following details shall be submitted to and approved in writing by the South Downs National Park 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 SDNPA 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 SDNPA)

- (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. The above site works and details 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.
16. Before any part of the development is occupied or used (unless otherwise first agreed in writing by the South Downs National Park Authority) 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 SDNPA. 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.

17. Prior to the commencement of works the 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 South Downs National Park 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 - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway in accordance with policy T1 of the East Hampshire District Local Plan 2006.

11. Crime and Disorder Implication

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

12. Human Rights Implications

12.1 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.

13 Equalities Act 2010

13.1 Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010.

TIM SLANEY Director of Planning

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Appendices	1. Location Map
SDNPA Consultees	Director of Planning & Senior Solicitor.

Background Link –
Documents

http://planningpublicaccess.easthants.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_EHANT_DCAPR_225144
Letters of representation from members of the public

Observations of Environment Agency and Highway Authority
Observations of Hampshire County Council & East Hampshire District Council Officers and Horndean Parish Council
National Planning Policy Framework
Circular 20/10
East Hampshire District Local Plan 2006
South East Plan 2009

Appendix 1 – Site Location Plan

