

Report to	<b>Planning Committee</b>
Date	<b>14 February 2013</b>
By	<b>Director of Planning</b>
Local Authority	<b>East Hampshire District Council</b>
Application Number	<b>SDNP/12/03018/FUL</b>
Applicant	<b>Mr Chris Buchan-Hepburn</b>
Application	<b>Eight affordable dwellings</b>
Address	<b>Land East Of The Priors Way, Hill Farm Road, Monkwood, Alresford</b>
Purpose of Report	<b>The application is reported to Committee for a decision.</b>

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

- (i) completion of a S106 agreement with obligations relating to:**
- **all of the residential unit as “local needs affordable housing”;**
  - **highway contributions**
- (ii) the conditions set out in paragraph 10.2**
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### **Executive Summary**

This application is for a rural exception scheme with all dwellings being affordable homes to meet local need of West Tisted. It follows the withdrawal of a scheme for 10 dwellings on the same site. The development is acknowledged to affect to some degree the character and setting of this part of the National Park in terms of its impact on rural tranquillity. Whilst it is acknowledged that this is a large scale scheme, in a rural location, it is considered that the reduction in the number of dwellings, when balanced against the need for affordable housing, and given the design, layout and appearance can be justified notwithstanding its rural location and countryside policies.

110 letters of representation have been received, comments and concerns raised by the community relate to lack of need, the proposal has not overcome the previous concern raised by planning officers, is premature, overdevelopment, concern over highway safety, impact on ecology and residential amenity. The application is presented to committee due to the level of public interest in the application.

#### **I. Site Description**

- I.1 The application site is located approximately 3.2kilometres to the north east of the hamlet of West Tisted approximately 7 kilometres south of Four Marks and within designated countryside. The northern edge forms the boundary of the National Park.
- I.2 The site is located within the Downland Mosaic identified within the South Downs Integrated Landscape Character Assessment. The landscape is defined by undulating, rolling open downland divided by dry valleys and scarp slopes. 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.
- I.3 The application site is an agricultural field to the south of Hill Farm Road, with the overall site area being approximately 0.72 hectares. Along the northern boundary adjacent to the highway there is a bank approximately 0.7 metres in height, on which there is a well

established hedgerow of trees and shrubs. There are similar hedgerows on the southern and western boundaries. The eastern boundary is defined by a 1 metre post and rail fence. The site has an existing access point in the north western corner of the site.

- 1.4 Immediately to the east is a group of semi detached dwellings, and to the north is the linear settlement of Monkwood comprising a development of detached houses along Hill Farm Road that continues sporadically towards Ropley. The nearest residential properties to the application site to the north are Ramblers, Farley Farm and White and to the west is 1 Priors Way. To the south and east lie agricultural fields.

## **2. Relevant Planning History**

- 2.1 SDNP/12/01358/FUL – Erection of 10 affordable dwellings. This scheme was withdrawn on 27.11.12 because of concerns relating to the sustainability of the proposal. Negotiations have taken place with the applicant, which has reduced the number of dwellings by two and included further information in the submission with regard to housing need within the parish of West Tisted.

## **3. Proposal**

- 3.1 This proposal for 8 affordable Lifetime Homes for those with a local need and connection to the Parish of West Tisted. The application is submitted by Hyde Housing Association, which develops rural affordable housing through the Hampshire Alliance for Rural Affordable Housing (HARAH) partnership. The intention is to give priority to those who have a 10 year plus connection to the village in the first instance, namely those who are already living and working in the village, or who have immediate family in the village, and are in housing need.
- 3.2 The scheme comprises a mixture of 2 one bed houses, 4 two bed houses, and 2 three bed houses with an area of open space for residents that will be adjacent to the northern boundary with Hill Farm Road. The existing access to the site is to be upgraded and the access road would follow around the open space, with a turning head provided to allow for refuse and delivery vehicles to manoeuvre.
- 3.3 All of the dwellings are proposed to be two storeys with pitched roofs. Plots 1 to 5 would follow a general west to east alignment across the site. Plots 1 and 2 are orientated to face towards the internal access point into the site. Plots 3 to 5 are proposed to be a terraced with pitched roofs. Plots 6 to 8 will again form a terrace and are aligned on a south west to north east axis following the general shape of the open space. The proposed materials for the buildings would be red brick and slate roof tiles. The windows and porches will be timber.
- 3.4 Allocated parking spaces would be located either beside the units or in small parking areas in front of plots 4 and 8, which would be surfaced with gravel.
- 3.5 The submitted landscape plan includes the retention of the trees and hedging along the northern and western boundaries. Further planting along the northern boundary is proposed to fill in any gaps in the hedge. On the western and eastern boundaries of the site, a 2 metre wide landscaped buffer zone is proposed with planting of native species of trees and hedging to provide screening of the development. The buffer zone would be separately enclosed through stock-proof fencing and independently accessed and maintained by the developer. The proposed open space would be a grassed area and left open for the use of residents only. The proposed boundary treatment would be a mixture of brick walls where rear gardens abut the highway and timber fences elsewhere. The access into the site and hardstanding areas is proposed to be tarmac. A footpath is proposed for pedestrian access onto Hill Farm Road.
- 3.6 The application also proposes a community orchard on the southern side of the site, which would be accessed via footpaths and available for all residents. The aim of the community orchard is for the benefit of the community at large and to enhance the wildlife of the immediate and surrounding area. The existing access track to the community garden will be upgraded and use a crushed/loose stone surface.

3.7 The dwellings will be designed to Code for Sustainable homes standard level 3, with the dwellings being fitted with energy saving devices and potentially solar thermal panels to heat water and will be located on the southern roof slopes of the dwellings.

3.8 The application form and drawings are accompanied by:

- A Design and Access Statement
- Statement of Housing Need
- Site Selection Document
- Code for Sustainable Homes
- Affordable Housing Statement
- Ecology Statement – Extended Phase I Ecological Survey
- Travel Plan Statement
- Interpretive Report on Site Investigation
- Ground Condition Report and Drainage report.
- Waste Management Statement.

#### 4. Consultations

4.1 **Environment Agency:** no comment

4.2 **Highway Authority:** Concerns over visibility into the site and how large vehicles will access the site. The agent is responding to these queries and will respond with further information. A financial contribution is required towards toward the "Cycle Plan for East Hampshire 2004" scheme AL2 which is the Alton to Ropley and Bishops Sutton cycle link. Along with elements contained within the Ropley C of E Primary School Travel Plan.

4.3 **Hampshire County Council - Ecology Officer:** No Objection –subject to condition to provide an enhancement of the biodiversity of the area as detailed in the Ecology survey

4.4 **EHDC Housing Officer:** Support - Housing Needs Data Analysis shows there is an unmet housing need for the parish of West Tisted; the Housing Needs Research, carried out by Housing Development, shows the strength of these connections to the village; this scheme will meet some of the need for rural affordable housing in this area for local people. This application is the result of 6 years work with the Parish Council in recognition of a local housing need and requirement for affordable housing for local people. EHDC, as a strategic enabling Housing Authority, sees the development of affordable housing as a priority.. A local connection criterion to be secured through a legal agreement to ensure that the homes go to local people

4.5 **EHDC – Landscape officer:** No Objection - subject to conditions to require details of landscaping scheme and subsequent maintenance arrangements. The site lies within the SDNP and so particular regard must be paid to the impact of the proposals upon the nationally important landscapes which form its setting. Given this background, the site's context and degree of existing mature vegetation which defines it, the proposals are satisfactory and are not likely to have an adverse impact upon the locality.

4.6 **EHDC Environmental Health officer:** No Objection – subject to condition regarding unsuspected contamination found on site.

4.7 **EHDC Drainage officer:** No Objection - subject to conditions for both foul and surface drainage

4.8 **Local Ward member for Ropley & Tisted – Councillor Chris Graham:** Neutral – I represent a multi village ward of which West Tisted and Monkwood are both parts of. I hope the application is determined on Planning Policy, including based on comments from the Highways Authority.

4.9 **West Tisted Parish Council:** Support

As there is a genuine need for this affordable housing in the West Tisted area; while the suitability of the site is questionable there seems to be no other alternative. The lack of facilities is absent no matter where the affordable housing should be situated in the area.

## **5. Representations**

### **5.1 108 letters of objections making the following points:**

- This application is essentially the same as the previous one, the reduction in the number of units does not address the fact that the site is unsustainable.
- There is no official list of those needing and the level of requirement affordable housing in West Tisted
- The application site is not within, adjacent or close to a settlement but is an isolated site within countryside served by inadequate roads with no facilities. This is one of the most unsustainable sites in Hampshire.
- There has been no involvement with the residents of Monkwood. There are no exceptional circumstances here to permit this major development in a National Park.
- The isolated location will dilute the vitality of West Tisted and no proper assessment has been made of alternatives in nearby villages.
- The application fails to meet all the requirements of the National Planning Policy Framework or policy H12 for Rural exception housing in that the development is not accessible by public transport, walking, cycling to local services. The local schools and doctors surgeries are full.
- The form of development would have an adverse impact on the character of the National Park and the amenity of local residents
- The size, scale, massing and design results in significant over development of this site.
- The local road network is unsuitable for further development and would be unable to cope with the demands of the increased traffic flows. The nursing home does not serve local people and brings people in from outside the area
- The application site is basically in Monkwood and should not be located here, it should be moved to the centre of West Tisted and the Council should compulsory purchase land for this. The residents of Monkwood will not see any benefit from this development as it is for West Tisted.
- Concern over the drainage of the site nearby fields flood easily.
- An old Roman Road is believed to cross the site and this proposal would adversely affect the archaeology of the area.
- Unsustainable location
- The applicants do not engage with local people
- The proposal will cause light pollution ruining the dark skies of the National Park

### **5.2 2 letters of support making the following points:**

- We are on the waiting list for housing in West Tisted. The area has no amenities which has been no problem to us.
- The roads here are rural and this development would not impact on them.

### **5.3 County Councillor Mark Kemp-Gee for the Alton Rural Division: Objects:**

- Whilst the number of house has been reduced this is still major development within the National Park
- The housing requirement in the parish indicates that most of those are already in housing in West Tisted. In addition without precise interviews being undertaken by potential occupants it is difficult to gauge the degree of need.
- The site is some distance from West Tisted and will not be well related to the hamlet.
- There is no local transport apart from an ordered taxi service, but this is only for West Tisted residents and not Monkwood. Therefore residents will be totally dependent on the car using the rural highway network.

- The Inspectors Farringdon decision addressed the point of sustainability and the appeal was dismissed for this reason. That application was directly accessible to the A32, where as this site is set amongst rural single carriageway roads.
- I am persuaded by the conclusions of legal opinion on behalf of the objectors that this is still major development in the National Park that cannot in any way meet the sustainability criterion in policy H12.
- To contemplate such a development in the Park is misplaced and the application should be refused.

#### 5.4 **Campaign to Protect Rural England: Objects:**

- CPRE Hampshire supports the provision of affordable housing for local people, and accepts that this will involve rural exception sites outside settlement policy boundaries.
- The proposed development, would not further the statutory purposes of the SDNP, or provide for sustainable development,
- Our hope remains that a suitable site for affordable housing may still emerge in or adjoining the village of West Tisted, perhaps through a process of neighbourhood planning.

### 6. **Planning Policy Context**

6.1 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.

6.2 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 Plan remains part of the development plan. Policy C2 of the South East Plan states that the purposes of designation should be a material consideration in the making of any planning decision that would affect it

#### National Park Purposes

6.3 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.

6.4 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

6.5 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. 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. Paragraph 116 states that planning permission for major developments within National Parks should be refused except in exceptional circumstances.

6.6 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should; plan for a mix of housing, and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. Paragraph 54 states that local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exceptions sites where appropriate.

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

## **7. Development Plan Policies**

7.1 In addition to policy C2 the following policies of the South East Plan are relevant to this application:

CCI: 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.

7.2 The relevant Saved Policies in the East Hampshire District Local Plan 2006 are:

GS1, GS2, GS3 & GS4 – set out the requirement for Sustainable Development and relate to creating sustainable communities within built up areas that take 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

H12 – allows for new affordable housing in the countryside subject to a demonstrable local need as “rural exception housing”. This sets out six pre-conditions that will need to be met before Affordable Housing sites located outside of Settlement Policy Boundaries are permitted.

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 relate to the requirement of infrastructure provision for new development.

T1, T3, T9, T10 & T12 relate to transport and access requirements of development.

7.3 The South Downs National Park Authority is working jointly with East Hampshire District Council on a Joint Core Strategy for East Hampshire District. This Joint Core Strategy was published on 3 February 2012, and was out for consultation until 16 March. The document was submitted to the Secretary of State in late May 2012. The examination took place in November and December 2012. Following the Examination hearings the Inspector has produced a preliminary report together with a further response to correspondence. The Examination has now been suspended. This will allow further work to be undertaken with a view to reconvening the Examination in October. Within this document are policies relating to the provision of affordable housing, which are broadly similar to the existing rural exception affordable housing.

7.4 The following Supplementary Planning Guidance are relevant to this application:

East Hampshire Non Statutory Planning Guidance – Implementation of The Policy for Affordable Housing.

## **8. Planning Assessment**

### Principle of development

8.1 The site is located within the countryside as defined in the East Hampshire District Local Plan.

- 8.2 There has been discussion as to whether this application is 'major development' or not. Members will be aware that the test for major development within a National Park is not strictly based on the number of dwellings, as outlined in legal advice in June 2011. In taking into account the legal advice it is considered that this proposal is not 'major development', notwithstanding that it does raise a number of key issues which are outlined below.
- 8.3 The proposal is for the provision of affordable housing and Policy H12 allows for new affordable housing in the countryside subject to a demonstrable local need as "rural exception housing". The East Hampshire District Council Housing research undertaken in October 2012 identified that there were 19 households registered with Hampshire Home choice stating a local connection. Those on the register were contacted by telephone and/or email, 12 households responded and have a strong local connections to West Tisted. The remaining households have either not been contactable or the nature of the local connection has not yet been substantiated. The local housing need has arisen because there are residents in tied accommodation within the village nearing retirement age and adult children living in the family home.
- 8.4 The Housing Officer at EHDC supports the scheme, subject to a strong local connection criteria being included within a section 106 legal agreement to ensure that the homes go to local people and gives priority to those who have a 10 year plus connection to the village in the first instance. This means that those who are already living and working in the village, or who have immediate family in the village, and in housing need, would be prioritised for the homes. The local need for affordable housing in area is in excess of that proposed on this site.
- 8.5 Policy H12 indicates that rural exception housing sites will not be acceptable if the need can be met within the settlement policy boundary. In addition the policy states that development of affordable housing on the periphery of settlements will only be granted where there is little prospect of sufficient affordable housing coming forward from housing allocations and other commitments within that settlement. The parish of West Tisted has no identified settlement policy boundary and has limited services, which comprises a village hall and church within the village cluster.
- 8.6 The community consultation process with the Parish Meeting commenced in 2006, with site appraisals undertaken by Community Action Hampshire (Rural Housing Enabler) and EHDC. Six sites within the hamlet of West Tisted had potential, having been considered in relation to their connectivity to the village centre, access to village amenities, impact upon the village and wider landscape. Two of these sites were considered to have good potential subject to land availability. However discussions with the main landowner did not result in any of the sites becoming available. Further site appraisals were then undertaken from 2007 to identify further sites within the parish boundary. Three sites were selected - this site, one at Brewers Lane and a site at Lawns Hotel on the A32. The site at Brewers Lane was not considered appropriate, as it failed to relate to any urban form and would have been an isolated intrusive site in the countryside. A conditional offer was made for the site at Lawns Hotel in August 2011 but was rejected and the business was sold as a going concern.

#### Sustainability

- 8.7 The NPPF requires affordable housing to be located close to existing centres. The application site is located approximately 3.2 kilometres from West Tisted and is in a location where there are no services nearby and no access to public transport. Future residents would therefore have to rely on the private car for access to services. The submitted Travel Plan Statement indicates that residents would be encouraged to car share, however it is highly unlikely that people with different travel patterns and going to different locations will car share. As such there would be an increase in the number and length of car journeys.
- 8.8 Many rural exception affordable homes are by their nature in relatively unsustainable locations. As such when assessing affordable housing opportunities that meet the needs of local people, a site may be acceptable even though it may not be readily accessible by means other than the private car. In addition, the whole parish of West Tisted would be considered unsustainable given the lack of services and sustainable transport options, which would

restrict any development, which could adversely affect the viability and vitality of this rural community. Therefore, it is recognised there is a balance to be taken in determining this proposal. Following discussions between the applicant and the SDNPA the number of dwellings has been reduced from the 10 originally proposed in the withdrawn application to 8. This will result in fewer traffic movements that would lessen the impact on the peace and tranquillity of this part of the SDNP. Therefore, the proposal is considered an improvement in terms of its impact on the environment of this rural setting.

- 8.9 Whilst it is acknowledged that future residents would be reliant on the private car the proposal would provide much needed affordable housing in the area, conserve the natural beauty of the area, as well as provide a community orchard for the benefit of the local community.
- 8.10 The units would meet Building for Life and Lifetime Homes Code 3 for sustainable homes. Provision is made for good thermal efficiency of the walls, windows and roof. It is further proposed to include the provision of solar PV panels on all dwellings at a later date. A condition is proposed requiring details of the solar panels, along with a timeframe for their installation.

#### Impact on the character and appearance of the SDNP

- 8.11 The site is an undeveloped agricultural field, which is well screened by significant numbers of mature trees and well established hedgerows such that in summer there are no views into the site from the adjacent lane. Given the existing boundary vegetation, the proportion of the site to be devoted to open space, community orchard and new boundary planting, the overall visual impact of the development on the surrounding countryside would be relatively modest and is considered to be acceptable having regard to the overall character and setting of this part of the National Park.

#### Design and layout

- 8.12 The layout of the development has been designed to respond to the pattern of development within the immediate area, with the positioning of the dwellings being angled and set back from the front boundary. This allows the creation of open space between Hill Farm Road and dwellings and respects the natural boundary features of the trees/hedging. The orientation of the dwellings on the site will promote natural surveillance of the open space by the occupiers/residents.
- 8.13 The surrounding development is a mixture of semi detached and detached properties. Most are two storeys that have been extended over time and positioned at varying distances from the road. The immediate neighbours to the west are set back from Hill Farm Road. The design of the properties follows the local rural vernacular with simple pitched roofs, varying porch sizes, well proportioned windows and a limited palette of local materials - plain tiles, red facing brick and timber frame porches.

#### Impact on highways

- 8.14 The Highway Authority has requested further information regarding the visibility splays for the access, so that larger vehicles entering the site would not interfere with the free flow of traffic on the highway. The outcome will be reported in an update to committee. In total 16 car parking spaces are proposed, which meets adopted parking standards.
- 8.15 While the development will lead to additional vehicle movements in the vicinity of the site it is not considered to be to a degree that would be detrimental to highway safety. The Highways Authority has no objection to the proposed development with regard to traffic generation and its impact on the local highway network.

#### Impact on amenities of neighbouring properties

- 8.16 The layout and siting of the development will result in plot 1 being 31 metres from 1 The Priors Way. It is considered, given the degree of separation from neighbouring properties, in combination with the screening provided on the boundaries of the site, that the development would not have a significant adverse impact on the amenities of neighbouring properties.



### Infrastructure contributions

- 8.17 Policy GS4 requires financial contributions towards Public Open Space. Open space is proposed at the northern end of the site, along with a community garden which in combination the countryside location would lessen the pressure on existing public open spaces within the area, therefore a financial contribution would not be necessary or reasonable in this case.
- 8.18 Transport and Environmental Improvements are also required for residential developments. However, financial contributions can only be sought where there are specific schemes for the contributions to go towards. No Environmental Improvements schemes exist within parish of West Tisted, therefore a financial contribution would not be necessary or reasonable in this application. A financial contribution of £26,430 is required for Highway contributions and can be secured through a legal agreement.

### Drainage

- 8.19 The geotechnical report submitted with the application indicates that ground conditions are not ideal for traditional soakaway drainage and will require careful design. Therefore, if permission were to be granted additional percolation tests would have to be carried out during the winter period to ensure that the soakaway design would work satisfactorily and run-off could be controlled on site. Details would also be required confirming future management and detailed maintenance of the drainage system. These issues could be controlled through relevant conditions

### Archaeology

- 8.20 A number of comments have been received that a former Roman Road crosses the site. Whilst there are no definitive records of this being the case, a condition could be imposed to ensure any archaeology was recorded during construction if permission were to be granted.

### Contamination

- 8.21 The application has been assessed by the EHDC Environmental Health officer, who has no objection to the application.

### Ecology

- 8.22 This application has been assessed by the HCC Ecologist, who has no objection subject to a condition requiring the enhancement measures detailed in the Phase I Ecological Survey (Ecosa, 26 June 2012) to be provided, these include biodiversity enhancement through the provision of bat and bird nesting features, and details of the external lighting on the new building.

## **9. Conclusion**

- 9.1 It is recognised there is a balance to be taken in determining this proposal. The development would provide affordable housing, meeting the need for the local area, therefore contributing to the social and economic well being of the community. In addition the development would generally conserve the wider landscape character and special qualities of the SDNP, and is not considered to have a significant adverse impact on neighbour amenity, highway safety or protected species. Whilst it is acknowledged that this is a large scale scheme, in a rural location, it is considered that the proposed number of dwellings, when balanced against the need for affordable housing can be justified notwithstanding its location and countryside policies.

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

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

The proposal will provide affordable housing to meet an identified local need. The number of dwellings, when balanced against the need for affordable housing can be justified notwithstanding its location and countryside policies. It is further considered that the proposal by virtue of its design, layout and appearance will minimise the impact upon the

special qualities of the SDNP and will not have significant adverse impact on neighbour amenity, highway safety or protected species. The proposal therefore complies with national policy guidance set out in the National Planning Policy Framework, policies BE6, C2, C4, CCI, CC4, CC6, NRM5, NRM7, T4 and W2 of the South East Plan and policies GS1, GS3, GS4, H4, H5, HI2, 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:
  - Affordable Housing;
  - Highway Contributions
- (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 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 HE1 of the East Hampshire District Local Plan 2006.

3. Prior to the development reaching the slab level of the development details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be 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 the landscape character of the South Downs National Park in accordance policy HE1 of the East Hampshire District Local Plan 2006.

4. All landscape works shall be carried out in strict accordance with the approved details on plan 10.055.251. Development shall be carried out in accordance with the approved plans. The landscape works shall be carried out in accordance with the implementation programme.

Reason: To ensure the development conserves the landscape character of the South Downs National Park in accordance with policy C5 of the East Hampshire District Local Plan 2006.

5. Prior to the development reaching the slab level a schedule of landscape maintenance for a minimum period of 10 years shall be submitted to and approved in writing by the Local Planning Authority. 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 the East Hampshire District Local Plan 2006.

6. Prior to the first occupation of the development the parking arrangements 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 policies Reason: In the interests of highway safety in accordance with East Hampshire District Local Plan 2006 policies T9, T10 and T12.

7. 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.

8. The development hereby permitted shall be carried out and completed in accordance with the submitted ecological mitigation and enhancement measures as outlined the Phase 1 Ecological Survey (Ecosa, 26 June 2012), thereafter is shall be retained at all time.

Reason: To ensure that the development conserve the ecology of the area is carried out in accordance with the approved plans in accordance with policies HE1, HE4 & E1 of the East Hampshire District Local Plan 2006.

9. Before any part of the development is brought into use 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 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 2006.

10. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), have been submitted to and approved by the South Downs National Park Authority in writing. The development shall not be completed other than in accordance with the approved details.

Reason: To prevent contamination of protected watercourses and in the interests of the safety and amenity of the future occupants to comply with policy P7 of the East Hampshire District Local Plan 2006.

11. Prior to the commencement of development a scheme to prevent surface water from the site discharging on to the adjacent highway shall be 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 East Hampshire District Local Plan 2006 policies T9, T10 and T12.

12. Prior to the commencement of development a scheme for foul and surface water drainage has been submitted to and approved in writing by the Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding. The development 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 drainage in accordance with East Hampshire District Local Plan 2006 policies T9, T10 and T12.

Note: The applicant is requested to contact the East Hampshire District Council's Drainage Consultant as soon as possible regarding the above condition.

13. The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway in accordance with East Hampshire District Local Plan 2006 policies T9, T10 and T12.

14. Prior to the commencement of development a scheme to prevent surface water from the site discharging on to the adjacent highway 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 East Hampshire District Local Plan 2006 policies T9, T10 and T12.

15. Notwithstanding the provisions of Schedule 3 Part 40 Classes A and B of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) details of any solar panels shall be submitted to and approved in writing by the South Downs National Park Authority.

Reason: To ensure the development conserves the landscape character of the South Downs National Park in accordance with policy C5 of the East Hampshire District Local Plan 2006.

16. No development shall commence until the developer has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation submitted to and approved in writing by the South Downs National Park Authority in writing. The written scheme of investigation shall include a timetable for the investigation and the measures to be undertaken to ensure the results of the investigation are published and made publicly available. The timetable shall thereafter be implemented as approved.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded in accordance with policy HE17 of the East Hampshire District Local Plan 2006.

17. No external lighting shall be provided other than in accordance with a scheme for the prevention of light pollution from the internal roads and car parking areas submitted to and approved by the South Downs National Park Authority in writing.

Reason: To prevent light pollution and in the interests of the amenity of the area in accordance with policy C5 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.

## **14 Proactive Working**

14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of pre-application advice from a SDNPA Development Management Officer, the opportunity to provide additional information to seek clarification on technical issues.

**Tim Slaney**  
**Director of Planning**  
**South Downs National Park Authority**

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

### Background Documents

<http://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do;jsessionid=F52451F02D14EEA1BEEDCECF1796BBC9?action=firstPage>

James Maurici Legal Opinion June 2011

Letters of representation from members of the public

Observations of Highway Authority, Hampshire County Council and East Hampshire District Officers

Observations of West Tisted Parish Meeting

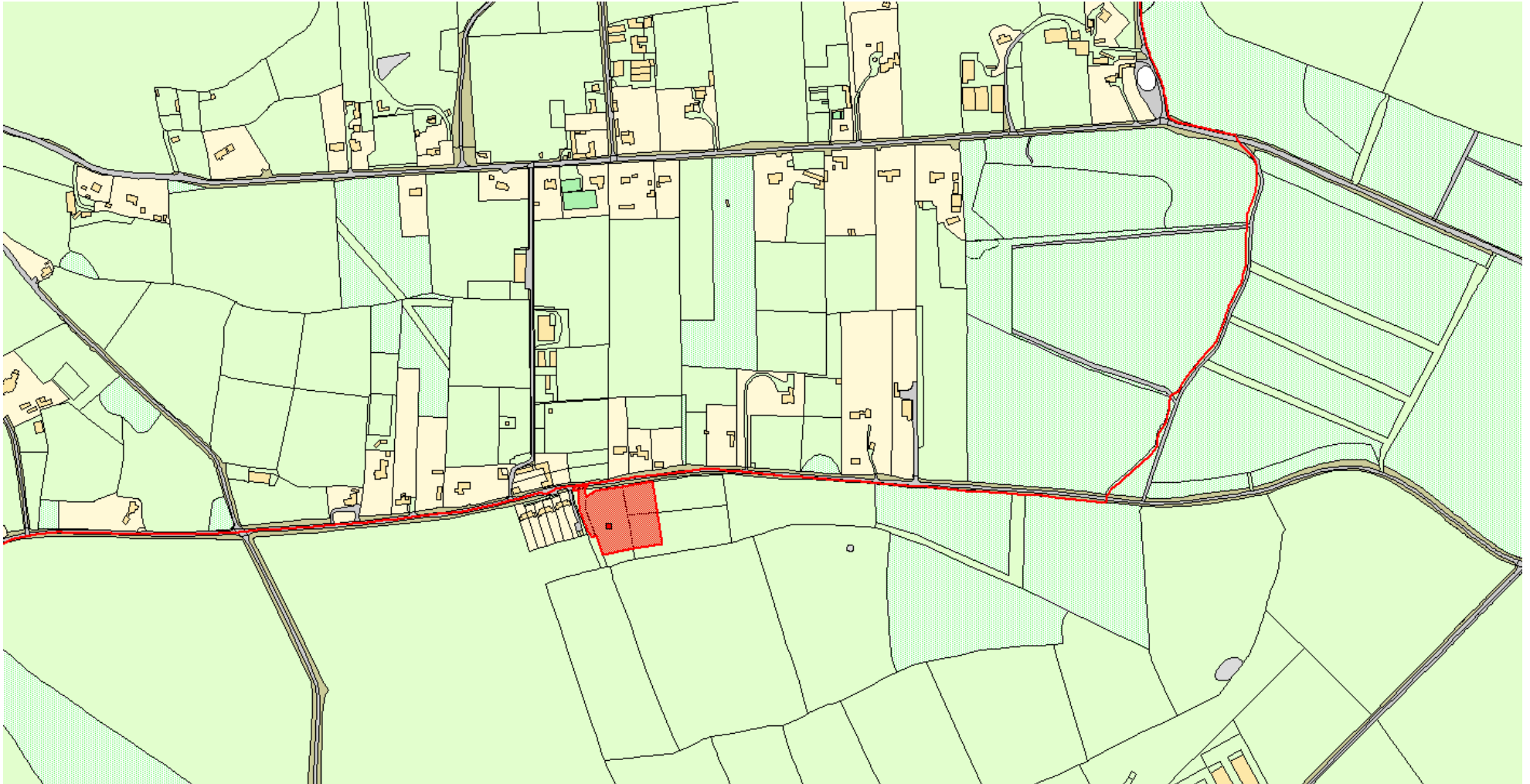
National Planning Policy Framework

Circular 20/10

East Hampshire District Local Plan 2006

South East Plan 2009

**Agenda Item 6 Report PC06/13- Appendix I Site Location Map**



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