

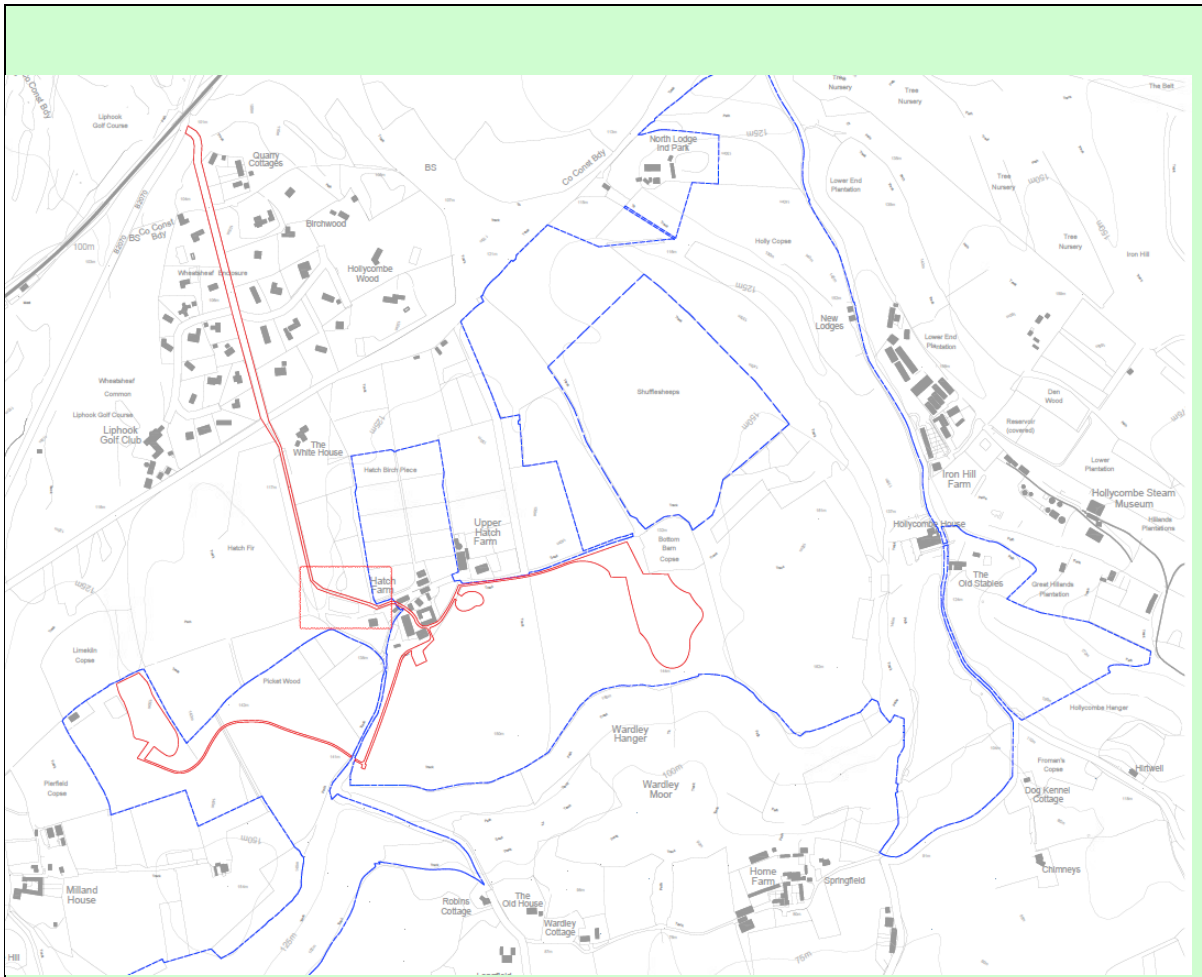
Report to	<b>Planning Committee</b>
Date	<b>11 September 2025</b>
By	<b>Director of Planning</b>
Local Authority	<b>Chichester District Council</b>
Application Number	<b>SDNP/25/02137/FUL</b>
Applicant	<b>Ropemaker Properties Ltd</b>
Application	<b>Landscape works comprising the excavation and construction of Hatch Farm Pond, East Pond, and West Pond; a temporary construction compound and access routes; and a comprehensive scheme of landscaping and biodiversity enhancements.</b>
Address	<b>Hatch Farm, Wheatsheaf Enclosure, Milland, West Sussex</b>

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**Recommendation:**

- 1. That authority be delegated to the Director of Planning, in consultation with the Chair of Planning Committee, to grant planning permission subject to:
    - i. The satisfactory resolution of technical matters relating to groundwater and flood risk; and**
    - ii. The conditions set out at paragraph 9.2 of the report and any amendments or other conditions, as required.****
  - 2. That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if matters relating to groundwater and flood risk have not been resolved, or insufficient progress made, within three months of the 11 September Planning Committee meeting.**
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### Site Location Map



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## Executive Summary

The creation of 3no. ponds on Top Fields at Hatch Farm is considered acceptable in principle. The scheme would provide these ponds for habitat enhancement and to serve livestock in support of the introduction of regenerative farming practices on the Estate.

There are outstanding concerns from the Environment Agency and Lead Local Flood Authority regarding flood risk and the integrity of groundwater. The applicant is providing further additional information to demonstrate that groundwater would be protected and any risk to flood risk through over-topping would be avoided. Officers consider that this is capable of being resolved appropriately. As such information had not been submitted at the time of writing this report, the recommendation is to delegate the final decision to the Director of Planning in consultation with the Chair of Planning Committee.

The proposed development demonstrates a landscape-led approach through its siting and overall design, which complies with policies SD4, SD5 and SD7 of the South Downs Local Plan. It will deliver wildlife and habitat enhancements, which support policies SD9 and SD45 of the South Downs Local Plan and EN.1 of the Milland Neighbourhood Plan.

### I. Site Description

- I.1 The application site relates to the land south of Hatch Farm, which is referred to as 'Top Fields'. These are a collection of agricultural fields, comprising a former farmstead and equine facility located on the western edge of Liphook. The fields have most recently been used for grazing and haylage.
- I.2 The site is accessed from the north through Liphook Golf Course, a Local Wildlife Site (LWS) and Wheatsheaf Enclosure. The latter is a private residential estate, characterised by large dwellings in substantial plots, set amongst woodland. The woodland stretches along the northern edge of Top Fields (west) and there is an area of Ancient Woodland as well as several veteran trees to the east. A number of Public Rights of Way (PRoW) run through Wheatsheaf Enclosure and include part of the access to Hatch Farm/Top Fields.
- I.3 Top Fields form part of the Hollycombe Estate, which also includes Hatch Farm to the north, Hollycombe House (Grade II Listed) to the east and the Grade II\* Hollycombe Registered Park and Garden (RPG), which borders Top Fields (east). Works are currently underway to restore the RPG and extend the dwellinghouse (consented under a separate planning permission). The wider estate is characterised by woodland and open pasture.
- I.4 The site is part of the Greensand Hills Landscape Character Area, which is typified by significant woodland cover comprising an interlocking mosaic of different woodland types and structures, open heathland, irregular patterns of fields within clearings and woodland edges and an extensive network of PRoW. The area is highly tranquil and has a high level of perceived naturalness with extensive panoramic views from open hilltops. The wider application site and immediate surrounding area demonstrates many of these key characteristics, whilst other elements such as irregular field patterns have been lost over time.
- I.5 There are several designated sites within close proximity to the application site; the closest being Chapel Common Site of Special Scientific Interest (SSSI), which is 0.6km away and Forestmere SSSI; 1.3km from the site.
- I.6 Top Fields are divided into two sections by a north-south running public bridleway. The route between the sections is largely sunken with mature vegetation either side, creating a Holloway. A further PRoW runs along the southern edge of Top Fields (east).
- I.7 The immediate neighbouring properties include Hatch House, a detached dwelling in separate ownership to the west of the Hatch Farm complex, and Upper Hatch Farm, an equestrian enterprise to the north-east – also in separate ownership.

## 2. Relevant Planning History

2.1 Pre-application ongoing for Estate masterplan.

2.2 SDNP/25/02622/FUL – Installation of solar PV array, a PV switchboard, erection of substation building and energy centre building at Hatch Farm and the installation of a step-down transformer at Hollycombe House with a detailed scheme of landscaping and other associated works to provide renewable energy across the Hollycombe Estate.

Status: Pending Consideration – to be determined at a future Planning Committee meeting.

## 3. Proposal

3.1 The application is seeking approval for the creation of three ponds across Top Fields:

- West Pond would be located in the westernmost field, with woodland to the north and east. It would be split between two levels, with an interconnecting land bridge and have a cumulative size of 4,521 square metres (sqm) and a volume of approximately 13,500 cubic metres. West Pond would provide a new habitat and serve livestock on the estate with natural drinking water.
- East Pond would be located in the easternmost field, south of the Ancient Woodland, within a natural bowl in the landscape. It would measure 7,495 sqm with a volume of approximately 22,485 cubic metres.
- Hatch Pond would be located immediately south of the farm buildings at Hatch Farm. It would measure 1,020 sqm with a volume of approximately 2,595 cubic metres. This pond will provide a water store as part of the climate resilience strategy for the whole estate.

3.2 The ponds would be topped up using boreholes in addition to being filled naturally by rainwater run-off that collects in the low-lying areas. All three ponds would be lined with oak-boarded edges to create stable banks, with planting running up to the pond edge. Reinforced earth ramps for grazing animals to drink from the ponds are proposed at the East and West ponds along with shelves for aquatic planting.

3.3 The application also seeks to upgrade the existing farm track and relocate away from the Ancient Woodland on the north boundary of Top Field (east).

3.4 The intention is for the ponds to restore some of the historic character of the wider Hollycombe estate, provide aesthetic interest and support the introduction of regenerative agricultural practices, rotational grazing pasture and productive trees and coppices, the latter of which has already begun.

## 4. Consultations

4.1 **Archaeology (HCC)** – No Objection.

4.2 **Ecology (HCC)** – No Objection, subject to conditions.

Satisfied that the Ancient Woodland will not be adversely affected by the proposal and that subject to the mitigation and enhancement measures proposed being secured, the proposal will deliver enhancements for ecology.

4.3 **Environment Agency** – Objection, pending further information.

Applicant has not supplied adequate information to demonstrate that the risks posed to groundwater can be satisfactorily managed.

4.4 **Environmental Health (Contaminated Land)** – No Objection subject to conditions.

Conditions recommended to secure a construction and environmental management plan (CEMP).

4.5 **Landscape Officer** – Support.

Proposal makes use of natural depressions which will ensure the ponds retain a natural and integrated appearance in the landscape. Where there are minor negative effects on aspects of landscape, these are made acceptable through the benefits the ponds bring to wildlife and the manner in which they are being brought forward. Conditions should be included to provide appropriate management of the ponds, final details of construction and planting.

4.6 **Lead Local Flood Authority (WSCC)** – Further information requested.

Function of overflow soakaway is unclear. Need to demonstrate flood risk will not increase elsewhere.

4.7 **Natural England** – No Objection.

**5. Representations**

5.1 Seven objections have been received since the scheme was first submitted. The comments are summarised below.

5.2 Objections

- Large, articulated lorries are not suitable for access road, which is narrow with limited passing opportunities and will cause damage to road surface. There is a 17-tonne limit on the access, which has not been taken into account.
- Red line boundary and access into Hatch Farm are incorrect.  
(Officer Note: this has since been rectified and updated plans submitted).
- Impact on PRow during construction – safety of users.
- Alternative access from Milland Lane should be sought.
- Access track to western pond is new, which creates unnecessary damage to pastureland and cause noise and air pollution.
- Concern regarding overall intensification of Hatch Farm use and piecemeal nature of applications for wider plans.
- Concern that by approving this application, it may prejudice subsequent applications and objections.
- Impact on the use of the existing Gallop within application site, which is currently available for use by third parties. Gallop should be retained as a cultural and historic asset and a condition imposed to ensure the use of the Gallop by Upper Hatch Farm is enabled in perpetuity.
- Impact on the existing business enterprises adjacent, including the working race yard. This includes the construction impact on horses.
- Consider ponds should be moved further away from existing stables, for safety and amenity reasons.
- Lack of engagement with neighbouring properties.
- Concern regarding increased water run-off and flooding.
- Impact on historic wall through Hatch Farm.

5.3 One of the third parties has raised concerns regarding current private rights of access affording them rights of access over the existing Gallop on the application site. The proposed development subject of this application is unlikely to impede the ability to access the Gallop. Ultimately, these private rights are not material in the consideration of the

planning application - they are a private matter between the landowner and those with the private rights.

## 6. Planning Policy

### 6.1 Most Relevant Sections of the National Planning Policy Framework:

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

### 6.2 Most relevant policies of the adopted South Downs Local Plan (2014-2033) (A full list of relevant policies and applicable legislation can be found in Appendix I):

- SD4: Landscape Character
- SD5: Design
- SD7: Relative Tranquillity
- SD9: Biodiversity and Geodiversity
- SD39: Agriculture and Forestry
- SD45: Green Infrastructure
- SD48: Climate Change and Sustainable Use of Resources

6.3 The South Downs Local Plan is undergoing a period of review, and the First Publication (Regulation 18 Consultation) was undertaken between 20 January – 17 March 2025. This is the first publication of the Local Plan Review and therefore can only be attributed very little weight. As it progresses through the adoption process, it will gain more weight for the purposes of decision making.

### 6.4 Most Relevant Policies of the Adopted Milland Neighbourhood Development Plan (A full list of other relevant policies can be found in Appendix I):

- EN.1 – Natural Environment
- HD.2 – Landscape Character
- LE.3 – Farm Diversification

### 6.5 Other Relevant Policy Documents (including Supplementary Planning Documents and Technical Advice Notes):

- Biodiversity Net Gain TAN
- Ecosystem Services TAN

### 6.6 Relevant Policies of the South Downs Management Plan (2020 – 2025)

- Partnership Management Plan Policy 1 (Landscape)
- Partnership Management Plan Policy 3 (Dark Skies)
- Partnership Management Plan Policy 25 (Water Efficiency)

6.7 The draft Partnership Management Plan 2026-2031 public consultation concluded on 1 August 2025. As such, it carries little weight at this stage.

## 7. Planning Assessment

7.1 This application is seeking full planning approval for the creation of three ponds on Top Fields, which form part of the wider Hollycombe Estate and for the resurfacing of an existing farm track. Therefore, the main issues for consideration are:

- Principle of development and wider context
- Landscape Character and Visual Impact
- Ecology and Biodiversity Net Gain
- Flood Risk and Water Environment
- Access and Rights of Way
- Neighbour Amenity

Principle of Development

7.2 The ponds proposed are intended to provide an agricultural function with respect to land management and serving livestock on the Estate. There is an essential need for such development in a countryside location as it needs to establish a close relationship to the farmstead. Therefore, the principle of development is considered acceptable, subject to compliance with the Development Plan as a whole and material planning considerations.

7.3 The Design and Access Statement (DAS) and masterplan accompanying the application also outline the applicant's proposals for wider land management on Top Fields. This includes:

- Reinstated grassland
- Enhanced and reinstated hedgerows
- Agroforestry and coppicing
- Productive orchards (stone fruit, apple and cherry)

All supported through regenerative farming and a grazing regime. These are acknowledged and supported, however do not require planning permission. The proposed ponds and resurfacing of the access tracks, whilst being closely related and an integral part of the masterplan, stand alone for assessment on their own merits. There is no requirement to tie the land management proposals to the operative development subject of this application.

Landscape Character and Visual Impact

7.4 The location of the three ponds has been informed by the topography, soils and current patterns within the landscape, making use of natural depressions that ensure the ponds would not require raised berms to hold back water. Each pond demonstrates a slightly different character, to respond to the individual characteristics:

- West Pond features a land bridge and shelves for aquatic planting, providing water for livestock and new habitat;
- Hatch Pond is smaller and closely related to the farm buildings, intended to provide a greater focus on climate resilience;
- East Pond responds to the more acidic soils and embraces the impact of these in terms of its overall appearance, further encouraging formation of acid heathland adjacent to the pond.

7.5 The ponds would unquestionably change the existing landscape character and have an impact on the foundational aspects of landscape. These changes are however made acceptable through the natural appearance of the ponds, which are well integrated into the surrounding landscape, the benefits to wildlife and the limited infrastructure needed to support such

interventions. Whilst ponds don't feature in the immediate landscape context, they are characteristic of the wider landscape character area and so do not appear incongruous.

- 7.6 The application site is a working landscape, however perceptions of tranquillity, particularly from the bridleway running through the site, remain high. The provision of the ponds in this setting will enhance the relative tranquillity experienced, given their integration into the topography and natural appearance.
- 7.7 The access track running along the northern edge of Top Fields (east), which drops south to cross the PRoW and through the centre of Top Fields (west) is well-established; identifiable in aerial photography dating back to 2004. The route follows the contours of the land – particularly in Top Fields (west) and connects to Milland Lane via an unmade access track through mature woodland (outside of the application site boundary). The proposed development would resurface the existing track, much of which is unsurfaced, with loose gravel. A section of track near East Pond would be relocated to the south of the existing route, to bring it further from the site boundary. As part of the proposal, existing secondary tracks would be reseeded following construction. The final details of the resurfacing are conditioned to ensure the appearance remains functional without engineered edges in order to allow the existing grassland to bleed into the track.
- 7.8 There is an existing low historic wall, alongside a surviving historic route across the northern boundary of the Hatch Farm complex and Top Fields (east). Part of this route would be utilised during the construction process. Protection measures may be required to ensure the wall is not damaged during construction, which will be further assessed and secured (if works are necessary) through the condition for a Construction and Environmental Management Plan (CEMP). The ponds are all a significant distance away from designated heritage assets and will have a negligible impact on their setting.
- 7.9 It has been demonstrated that the proposals would conserve and enhance landscape character and have no adverse visual impact. Therefore, the development would comply with SD4, SD7 and SD39 of the South Downs Local Plan and HD.2 of the Milland Neighbourhood Plan.

Ecology and BNG

- 7.10 The site is approximately 2km from Wealden Heaths Phase II Special Protection Area (SPA) and also close to Woolmer Forest Special Area of Conservation (SAC) and East Hampshire Hangars SAC – 3.3km and 8.3km respectively. Given the nature of the proposals, no potential impacts are anticipated on the protected sites – alone or in combination with other projects. The same applies to the SSSI's at Chapel Common and Forestmere, which are both within 2km of the application site. Whilst the development itself would not have an impact on the Liphook Golf Course LWS, the proposed construction route makes use of the existing vehicular access that runs through the LWS. Construction safeguards are recommended as part of the Ecological Impact Assessment accompanying the application and are secured by condition.
- 7.11 The northern edge of East Pond and the relocated access track are within the 15m buffer for Ancient Woodland, the latter of which would be further from the Woodland than the existing track. The proposed works involve land raising, using soils excavated as part of the pond formation. This would match the soil type within the buffer and would be outside of the root protection areas for the woodland itself. Tree protection details and confirmation of final levels are secured by condition.
- 7.12 Areas of poor and good condition modified grassland would be lost through the formation of the ponds. This is substantially outweighed by the wetland habitat and associated planting provided by the development, which is considered to be higher priority habitat. The proposed development would deliver over 38% BNG through the creation of the wetland habitat. Further precautionary measures are also proposed to mitigate for impacts on

protected species, including bats and reptiles, which are included in the Ecological Impact Assessment and secured by condition.

- 7.13 The ponds will therefore deliver significant ecological enhancement, whilst conserving existing designated sites including SPA, SAC, SSSI and Ancient Woodland. The proposed development is considered to be compliant with policies SD9, SD10 and SD45 of the SDLP and policy EN.1 of the MNDP.

Flood Risk and Water Environment

- 7.14 All three ponds would be lined to prevent pollution of groundwater and the intention is for the proposal to maximise the water kept on the land and reduce downstream peak flows. The site is however in an area of high groundwater sensitivity. Further information has been requested by the Environment Agency to demonstrate that the risks posed by the development to groundwater can be sensitively managed. The applicant has confirmed their willingness to provide the information requested by the Environment Agency and to provide any additional measures necessary to remove the risk to groundwater.
- 7.15 Further, the Lead Local Flood Authority (LLFA) has requested further evidence that the risk of flooding will not be increased elsewhere as a result of the proposed development. Officers consider there will be an appropriate technical solution to resolve this issue – should it be needed – as water levels can be controlled by the applicant through their proposed use of boreholes. The design of the ponds and their location guided by the existing topography also lend themselves to natural flood management. The applicant is in the process of providing the necessary technical information to demonstrate the potential risk can be avoided and/or mitigated.
- 7.16 If Members consider that the principle of the proposed development is acceptable, subject to the necessary evidence being submitted, it is recommended that the technical assessment of groundwater and flood risk matters be delegated to the Director of Planning to resolve, including imposing any amended and/or additional conditions (including recommended conditions 11-13). If satisfactory evidence is not provided and the matter not resolved, then it is recommended that the Director of Planning refuse the application on this specific issue.

Access and Rights of Way

- 7.17 The main issues concerning access and Rights of Way (bridleways) relate to the construction phase of development. Matters regarding the impact on PRow users following completion have been assessed earlier in the report. The application seeks to make use of the vehicular access through Wheatsheaf Enclosure from Liphook Road (B2070). This is a privately owned drive, albeit one which is a PRow for much of its length. Whilst the route is only wide enough to accommodate a single lane in places, it is used by larger vehicles, including tractors and includes passing places along its length. Vehicle sizes and movements can be controlled by a more detailed and bespoke CEMP to be secured by condition. This would also ensure appropriate measures are applied to make good any damage caused by construction vehicles to the PRow and protect walkers / riders during construction. The development therefore complies with SD19 and SD20 of the SDLP.

Neighbour Amenity

- 7.18 As with access, the impact on neighbour amenity arises from the construction process, particularly the potential for noise and air pollution. As previously reported, this can be effectively resolved through the imposition of a condition securing a CEMP. It is acknowledged that whilst there may be some impact on amenity during this period, it will be minor and temporary in nature. Any noise experienced during the construction process by nearby properties and businesses is also unlikely to be greater than that which could be generated from agricultural activities that do not require planning permission.

- 7.19 Concern has been raised about the proximity of East and Hatch Ponds to the equestrian enterprise to the north, including the safety of the horses. The ponds are located on land in separate ownership to the equestrian use. Whilst a right of access appears to exist to use the Gallop crossing Top Fields, this is over 90m from Hatch Pond and further still from East Pond. Access to the Gallop would not be affected by the proposed development; as previously mentioned, the final details of the access track are to be secured by condition.

## 8. Conclusion

- 8.1 It is considered that the proposed development will provide significant benefits to nature recovery and the climate resilience of the wider Hollycombe Estate. The scheme has demonstrated a landscape-led approach and will conserve and enhance landscape character, biodiversity and tranquillity.
- 8.2 The recommendation to delegate the final technical design of the ponds to the Director of Planning, if Members accept the principle of their location, would consider how the groundwater would be protected and risk of flooding avoided.
- 8.3 The proposals substantially comply with both relevant individual policies and the Development Plan as a whole, the NPPF, National Park Purposes and duty and relevant legislation. They will further the natural beauty and special qualities of the National Park which demonstrates compliance with S245 of the Levelling-up and Regeneration Act 2023. There are no material considerations of sufficient weight which would justify refusing permission.

## 9. Recommendation and Conditions

- 9.1 It is recommended that:
1. Authority be delegated to the Director of Planning, in consultation with the Chair of Planning Committee, to grant planning permission subject to:
    - i) The satisfactory resolution of technical matters relating to groundwater and flood risk; and
    - ii) The conditions set out at paragraph 9.2 of the report and any amendments or other conditions, as required.
  2. That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if matters relating to groundwater and flood risk have not been resolved, or insufficient progress made, within three months of the 11 September Planning Committee meeting.

### 9.2 Time Limit

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

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

#### Approved plans and documents

2. The development hereby permitted shall be carried out in accordance with the plans and documents listed below under the heading 'Plans and Documents referred to in consideration of this application'.

Reason: For the avoidance of doubt and in the interests of proper planning.

#### Construction Management

3. No development shall commence on site, including any site clearance work, until a Construction Environmental Management Plan (CEMP), which shall include, but not be limited to, the following:
- A programme for carrying out the works, including phased programme of construction works;
  - The anticipated number, frequency and types of vehicles used during construction;
  - The method and management of access and routing of vehicles during construction;
  - The parking of vehicles by site operatives and visitors;
  - The location of site office and welfare facilities;
  - The timings of deliveries to site;
  - The loading and unloading of plant, materials and waste;
  - The storage of plant and materials used in construction of the development;
  - The erection and maintenance of security hoarding;
  - A demolition asbestos survey (undertaken by a competent person) and, if required, mitigation measures;
  - Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, the careful selection of plant and machinery and use of noise mitigation barriers;
  - Measures to control the emission of dust and dirt during the demolition / construction process, including details of a dust management plan;
  - Management measures being taken to ensure no burning of demolition and construction materials on site;
  - Tree protection works during construction in accordance with the details required under Condition 4;
  - A scheme for recycling / disposing of waste resulting from construction works;
  - Wheel washing facilities and other works required to mitigate the impact of construction upon the public highway, Public Rights of Way and Wheatsheaf Enclosure (including the provision of temporary Traffic Regulation Orders where necessary);
  - Measures to manage flood risk both on and off-site during construction;
  - Any lighting, including location, height, type and direction;
  - Other ecological mitigation measures, including method statements and measures to be adopted to avoid and manage impacts on the adjacent designated sites, protected species and other important habitats and the eradication of invasive non-native species (in accordance with the approved Ecological Impact Assessment prepared by Aurochs Ecology dated April); and
  - Public engagement both prior to and during the construction works,
- has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Environmental Management Plan shall be adhered to in full throughout the construction period. The development shall not be carried out otherwise than in full accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in the interest of maintaining a safe and efficient highway network and in the interests of local amenity.

4. No development, including any site clearance works or ground works, shall commence on site until a final Tree Works / Removal and Protection Plan, indicating which trees are to be removed and / or pruned and how the remaining trees, including those within the Ancient Woodland will be protected during construction of the development has been submitted to and approved in writing by the Local Planning Authority.

The measures of protection should be in accordance with BS5837:2012 and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the Root Protection zones.

For the purposes of this condition the term 'tree' means any existing tree or hedge / hedgerow.

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

Reason: In the interests of amenity and the landscape character of the area.

Landscaping / Ecology

5. The development hereby permitted shall be carried out in accordance with the recommendations for mitigation and enhancements set out in the Ecological Impact Assessment prepared by Aurochs Ecology dated April 2025.

Reason: To conserve and enhance the landscape character and to safeguard protected species and habitats.

6. No development shall be commenced until the final details of the soft landscaping, including the provision of the aquatic planting, have been submitted to and approved in writing by the Local Planning Authority. The plans shall include, but not be limited to:
  - Detailed schedule of aquatic and marginal plants, noting species, numbers, sizes and sourcing for biosecurity purposes;
  - Detailed schedule of hedgerows and trees, noting species, sizes and proposed numbers / densities;
  - Tree protection measures (in accordance with details required under Condition 5);
  - Planting methods including soil depth and support proposals (underground guying etc);
  - Tree guards, staking and tree-pit construction information (if required);
  - Ground preparation;
  - Grassing / turfing operations;
  - Seed mixes;
  - Written specification for soil amelioration including cultivations, planting methodology, establishment and maintenance operations;
  - Proposed and existing levels and falls;
  - Any bunding or land alterations (including cross-sections);
  - Surface water drainage features details (in accordance with the details required under Condition 13), and

- Other ecological mitigation and enhancement measures, including method statements and measures to be adopted to avoid and manage impacts on the adjacent designated sites, protected species and other important habitats and the eradication of invasive non-native species (in accordance with the approved Ecological Impact Assessment prepared by Aurochs Ecology dated April 2025).

Reason: In the interests of amenity and to conserve and enhance the landscape character and biosecurity.

7. All soft landscape works shall be carried out in full accordance with the approved details (in accordance with Condition 6).

All soft landscaping shall be carried out in full accordance with the approved details prior to the development hereby permitted first being occupied or in accordance with a programme to be agreed in writing by the Local Planning Authority.

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity, to conserve and enhance the landscape character and to safeguard protected species.

Detailed Design

8. No development shall commence until detailed plans and cross-sections of the ponds including:
- i) the changes in depth.
  - ii) blending with the existing landforms.
  - iii) earthen ramps; and,
  - iv) associated infrastructure for topping and filling of the ponds.

have been submitted to and approved in writing by the Local Planning Authority. The detailed design shall demonstrate it is in accordance with the approved Ecological Impact Assessment prepared by Aurochs Ecology dated April 2025. The development shall be carried out in accordance with the approved plans.

Reason: In the interests of amenity and to conserve and enhance landscape character.

9. No development shall commence until detailed plans, cross-sections and a schedule of materials (including samples where required) of the replacement and resurfaced access track have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

Reason: In the interests of amenity and to conserve and enhance landscape character.

10. No development shall commence until final details of the spoil management plan including where soil will be located and how it will be stored have been submitted to and approved in writing by the Local Planning Authority. The details shall be based on the Spoil Management Strategy prepared by Jinny Blom dated 01 July 2025. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and protection of sensitive features including groundwater.

Drainage

11. No development shall commence until a risk assessment of the potential impacts of the proposed pond excavation and proposed borehole on groundwater has been submitted and approved by the Local Planning Authority. The assessment shall include but is not limited to:
- i) a desk study,
  - ii) site walkover,
  - iii) conceptual model,
  - iv) initial risk evaluation,
  - v) details of any uncertainties,
  - vi) data gaps and limitations,
  - vii) conclusions and justification for assumptions.

The development shall be carried out in accordance with the approved details.

Reason: To ensure groundwater is protected.

12. No development shall commence until final details of the number of boreholes proposed and the planned abstraction strategy, including permitting requirements have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory measures are provided to protect groundwater and in the interest of local amenity.

13. No development shall commence until a drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include maximum winter groundwater level and infiltration testing results and an exceedance plan. The development shall be carried out in accordance with the approved details.

Reason: To ensure surface water runoff from the development is managed safely and in the interest of local amenity.

Biodiversity Net Gain and Management

14. The Biodiversity Gain Plan shall be prepared in accordance with the Ecological Impact Assessment prepared by Aurochs Ecology dated April 2025, the Condition Assessment Sheets prepared by Aurochs Ecology dated 04 July 2025 and the Biodiversity Net Gain Metric submitted 30 May 2025.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

15. Prior to the commencement of the development hereby permitted, a Habitat and Pond Management and Monitoring Plan (HPMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HPMMP shall accord with the Biodiversity Gain Plan as well as any relevant drainage plans and include, but not be limited to:

- i) A non-technical summary;
- ii) The roles and responsibilities of the people or organisations delivering the HPMMP;
- iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

- iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the first use of the development;
- v) The monitoring methodology and frequency in respect of the created or enhanced habitat including acidic water;
- vi) The management measures to maintain the integrity of the pond infrastructure (including pipes and boreholes) in perpetuity from the first use of the development;
- vii) The monitoring methodology and frequency in respect of the pond infrastructure (including pipes and boreholes); and
- viii) Provision for the identification, agreement and implementation of contingencies and/or remedial actions where the results from monitoring show that the conservation aims and objectives of the HPMMP are not being met.

The created and/or enhanced habitat specified in the approved HPMMP shall thereafter be managed, maintained and monitored in accordance with the approved HPMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

16. Prior to the use of the development hereby permitted, a completion report, evidencing the completed habitat enhancements set out in the approved Habitat and Pond Management and Monitoring Plan, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

17. The ponds shall be used for the purposes of serving livestock and wildlife / habitat enhancement only and at no time shall be used for commercial or recreational fishing.

Reason: In the interests of amenity and to conserve and enhance landscape character and wildlife.

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

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Appendices: Appendix 1 - Information concerning consideration of applications before committee.  
Background Documents: [All application plans, supporting documents, consultation and third party responses for SDNP/25/02137/FUL](#)  
[Milland Neighbourhood Development Plan](#)  
[South Downs Local Plan 2019](#)  
[Supplementary Planning Documents and Technical Advice Notes](#)

