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| Report to          | <b>Planning Committee</b>   |
| Date               | <b>9 October 2025</b>   |
| By                 | <b>Director of Planning</b>   |
| Local Authority    | <b>East Hampshire District Council</b>  |
| Application Number | <b>SDNP/24/03588/REM</b>  |
| Applicant          | <b>Dandara Southern Ltd</b>   |
| Application        | <b>Development Reserved matters application pursuant to SDNP/18/06292/OUT, involving details of access, appearance, layout, scale and landscaping for a green space and the construction of 85 new homes with associated infrastructure including internal movement routes and sustainable urban drainage features.</b> |
| Address            | <b>Land north of Buckmore Farm, Beckham Lane, Petersfield, Hampshire.</b>   |

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**Recommendation:**

- 1) That the approval of Reserved Matters is granted, subject to:
    - i. The satisfactory completion of a Deed of Variation, the final form of wording for which is delegated to the Director of Planning, to amend the Outline Planning Permission S106 Legal Agreement to secure:
      - 30% of dwellings as 65% Affordable Rent and 35% shared ownership.
      - 15% of dwellings as Discount Market Sales.
      - Remove all requirements associated with self and custom build.
    - 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 Reserved Matters Approval, with appropriate reasons, if the completion of the Deed of Variation to the existing S106 Legal Agreement is not completed, or insignificant progress made, within six months of the 9 October 2025 planning committee meeting.
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## **Executive Summary**

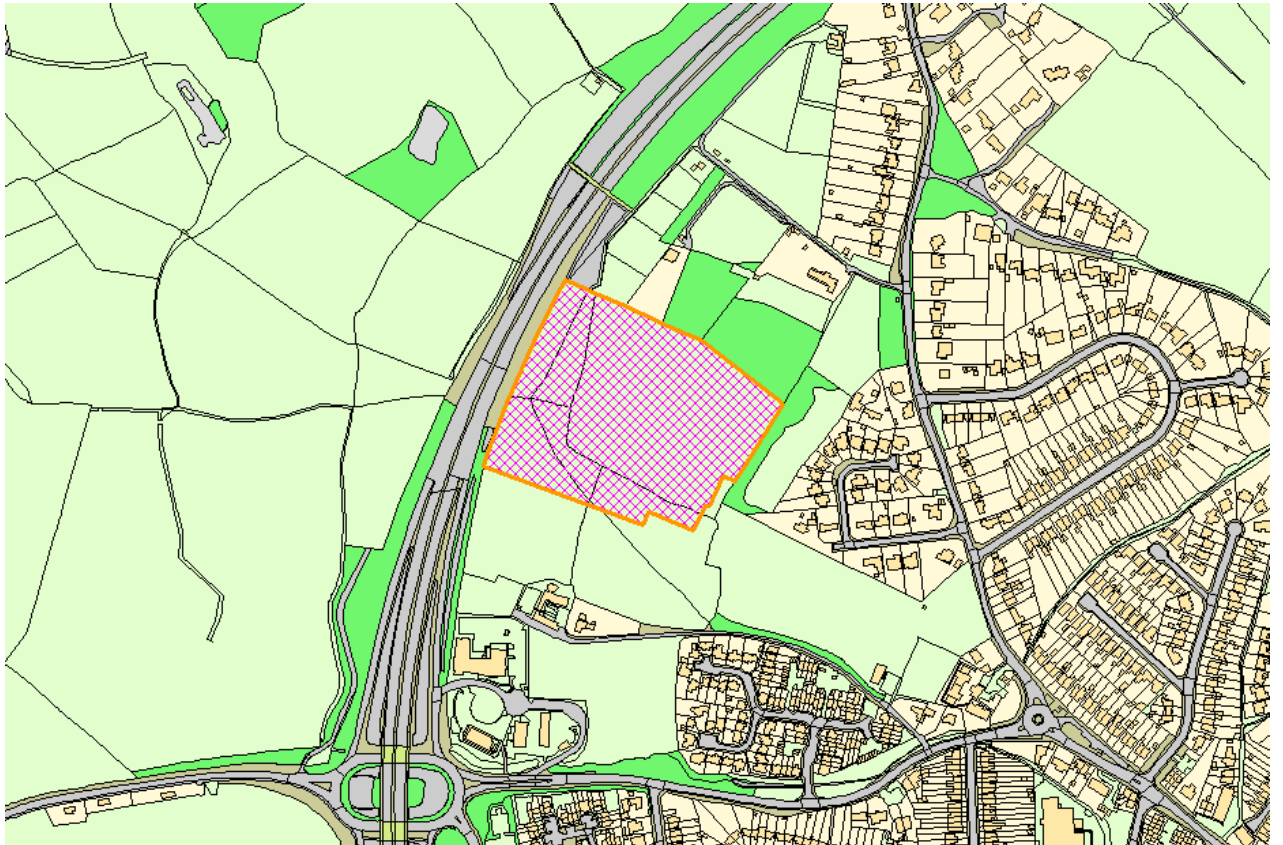
### Key Matters

- The application was previously considered by Members at the April 2025 planning committee meeting. Whilst Officers recommended refusal primarily on design grounds, Members resolved to defer a decision to allow the opportunity to address concerns raised.
- Since the April meeting, the Applicant and officers have engaged on a new layout and architecture compared with the previous proposals, which is still within the ambit of the Outline Planning Permission. Following receipt of a full suite of new plans, a re-consultation exercise was undertaken between July and August. Consequently, the Reserve Matters are now recommended for approval.
- The proposals also involve revising the tenure secured in the Outline Planning Permission. A 45% affordable housing provision and 55% open market units are proposed. The affordable housing is also focussed on the smaller units, for which there is a local need. This does, however, mean the loss of self-build and custom-build tenures secured at the Outline stage and it conflicts with the PNDP allocation. However, the 45% affordable housing and the delivery of the site have been given greater weight for the reasons outlined in the report. The Recommendation includes the completion of a Deed of Variation to amend the Outline S106 Legal Agreement to secure the changes.
- Separately, the application for the vehicle access serving the housing site has been approved following its consideration at the April 2025 committee meeting.
- The application is before Members due to its previous consideration at the April planning committee meeting and the scale, nature, location of development and the issues raised.

### Background context

- The application site forms part of a wider Petersfield Neighbourhood Development Plan (PNDP) allocation for new housing, open space and commercial development.
- The Outline planning permission granted in 2020 covers a larger area than the current application site (which relates to new housing and the open space) for new commercial development, up to 85 dwellings, open space and access from Winchester Road.

**Site Location Map**



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## **1. Site Description**

- 1.1 The site is on the western edge of Petersfield and close to the A3. The field proposed for housing is enclosed by mature trees, with the southern belt of trees subject to a Tree Preservation Order. This field slopes upwards from the south-east to north-west and within it is a roughly central area of rush pasture. There are views of this site through the central tree belt when using the existing footpath which runs through the other area of the site.
- 1.2 Other fields within the application site wrap around the proposed housing site. They also abut the site of an approved (unbuilt) commercial scheme to the south and the A3 to the west. The site is accessed from Winchester Road via a newly constructed road and the new access into the housing site is under construction.
- 1.3 The Bell Hill Recreation Ground and dwellings are east of the site. Further south a hotel, offices, car storage business, and a petrol station.

## **2. Relevant Planning History**

- 2.1 The application site is allocated in the Petersfield Neighbourhood Development Plan (2013-2028) for new self-build residential development and local green space. It is part of a wider allocation involving new commercial development further south, with access via Winchester Road. The allocation as a whole has Outline Planning Permission granted in 2020, as below. The site allocation also includes design principles.
- 2.2 SDNP/18/06292/OUT: Development of a business site comprising up to 4,730sqm (gross) of employment floorspace, a residential site for up to 85 dwellings and the provision of a green space (including diversion of a public right way) together with associated parking, landscaping and infrastructure. Approved 09.12.2020.
- 2.3 The 2020 Outline Permission includes a condition requiring Reserved Matters to accord with an overarching Masterplan taken from a Design Framework document (May 2019) (Appendix 2) which accompanied the application. There is an associated S106 Legal Agreement which secures:
  - 30% affordable housing (50% affordable rent, 50% shared ownership),
  - A minimum of 10% self-build dwellings,
  - A maximum 60% custom-build,
  - Highways works and contribution, travel plan
  - Open space provision.
- 2.4 SDNP/22/01335/REM: Reserved Matters application relating to SDNP/18/06292/OUT for the installation of the access road, landscaping and supporting infrastructure (Phase I- road). Approved 31.10.2022
- 2.5 SDNP/23/00746/REM: Reserved Matters application relating to phase II (commercial) works of SDNP/18/06292/OUT, for the approval of access, appearance, landscaping, layout and scale of the employment floorspace up to 4730sqm (gross) and associated works. Approved 15.08.2023.
- 2.6 SDNP/23/04199/PRE: Development of 85 new homes. The pre-application process involved a series of workshops including input from the Design Review Panel. The advice was to consider further:
  - Wet habitat and drainage approach.
  - Appropriate Sustainable Drainage System (SuDS), avoid basins south of the trees.
  - Address contours within the layout.
  - Density, to make space for environmental conservation and enhancement.
  - Contemporary architecture acceptable, important to reflect local positive vernacular.
  - Perimeter block layout approach should be developed further.

- Legibility through the site, including views and focal points.
- Sufficient green infrastructure, including street trees.

Design Review Panel

- Good baseline evidence to support design decisions; key is to link back to evidence and continue to develop the landscape strategy.
- Sustainable surface water drainage scheme critical; need to respond to existing functions of water and enhance.
- Architecture and heights must respond to landscape analysis and site characteristics.
- Avoid highways dominated scheme; consider topography, drainage, integrate parking.

- 2.7 SDNP/24/01907/REM: Approval of reserved matters pursuant to outline planning permission SDNP/18/06292/OUT for proposed road between Phase 2 employment site and the housing site. Approved 16.06.2025.
- 2.8 SDNP/25/03771/FTP: Diversion of footpath along western and southern edge of the site, in relation to planning approval SDNP/18/06292/OUT. Pending consideration.

**3. Proposal**

3.1 The Reserved Matters application relates to the extant Outline Planning Permission (SDNP/18/06292/OUT). The following Reserved Matters are applied for which relate to the residential site and open space.

- Access
- Layout
- Scale
- Appearance
- Landscaping

3.2 The proposals have undergone a wholesale re-design since the application was deferred at the April 2025 planning committee meeting. This involves a new layout, a traditional architecture instead of contemporary, a revised surface water drainage scheme and landscape scheme. The number of dwellings is the same and mix is very similar (see paragraph 3.4 below).

Access

3.3 The proposals continue the route of the approved main access road leading into the site (SDNP/24/01907/REM). There would be a pedestrian link into the adjacent Bell Hill Recreation Ground, plus a path through the open space which would join the Public Right Of Way (PROW) in the north-west area of the site.

Layout and scale

3.4 85 dwellings are proposed which comprise of terrace, semi-detached, detached two storey and five 2.5 storey houses, and three storey flats. Table 1 summarises housing mix.

| Size                     | Proposed Number | Previous proposals | Change +/- |
|--------------------------|-----------------|--------------------|------------|
| 1 bed flats              | 8               | 8                  | Nil        |
| 2 bed flats              | 12              | 12                 | Nil        |
| 1 bed house (maisonette) | 4               | 4                  | Nil        |
| 2 bed house              | 9               | 7                  | +2         |

|              |           |           |     |
|--------------|-----------|-----------|-----|
| 3 bed house  | 41        | 42        | -1  |
| 4 bed        | 9         | 10        | -1  |
| 5 bed        | 2         | 2         | Nil |
| <b>Total</b> | <b>85</b> | <b>85</b> |     |

Table 1: Housing Mix

- 3.5 Overarchingly, the housing area is north and east of the existing central tree belt. The remaining site area south and west of these trees would be public open space, including a SuDS pond.
- 3.6 The housing layout includes a central ‘spine’ road in an approximate north-south route from the main access point. Secondary and tertiary streets would extend out across the site from this route. There would be landscaped ‘build outs’ in the main and secondary streets to help add character and manage vehicle speeds. There would be pedestrian routes through and around the edges of the housing, with the western edge routes linking with the open space.
- 3.7 The perimeter block layout has dwellings facing outwards around all edges of the development, with varied rear garden sizes backing onto each other. Dwellings would have on plot tandem parking and flats would have communal parking. A total of 185 spaces are proposed.
- 3.8 Three storey flats are proposed in the south-east part of the site, which creates a higher density of development at the lowest ground levels of the site. Flats would front onto semi-private communal gardens and a pedestrian route around the eastern site edge, with rear elevations facing parking.
- 3.9 Three SuDS basins are proposed with the largest sited south of the tree belt and two smaller ponds north of these trees in the south east (wetter) part of the site. The southern basin would have a path running around it which would accommodate a diversion of the PROW (a separate application for a Diversion Order has been submitted).
- 3.10 A 3m high acoustic fence, with planting in front of it, is proposed on the western edge of the open space adjacent to the A3. A much shorter length of fence is proposed in the north-west area of the site. Its siting would require a PROW diversion onto the proposed central path through the open space. This is also the subject of the aforementioned separate application for a Diversion Order.

Appearance

- 3.11 The dwellings would have a traditional architecture. They would be predominantly brick with pitched roofs and a variety of gables on front elevations. Two stock bricks would be used across the site, with a tile hanging on front and side elevations on a variety of properties. A row of terraced properties would be rendered. There would be a mix of pitched and flat roof front door canopies, bay windows, club tile hanging detailing, stone and brick cills. All dwellings would exhibit traditional fenestrations with grey casement windows.
- 3.12 The flats would also resemble a traditional architecture, with brick elevations, tile hanging, hipped roofs and front projecting gables, some of which include balconies. Whilst predominantly 3 storey, flats 12-18 would have a lower attached car port, with flat above, and flats 19-26 would have a two storey element.

Landscaping

- 3.13 A site wide landscaping scheme involves retaining existing boundary trees and the central tree belt. There would be tree planting and swales along the spine road, with further tree planting in secondary routes and communal car parks. Other areas of public realm amongst the dwellings would have low level planting and grass. Front gardens would be demarcated fencing, hedging and brick walls. Swales and SuDS would have native planting and existing rush pasture would be translocated into SuDS ponds.

- 3.14 Native tree and hedge and mixed scrub planting is proposed either side of the central tree belt, plus wildflower mix beneath canopies. Species rich grassland is proposed within the open space, along with new native mixed scrub in front of the proposed acoustic barrier, which also extends along the southern site boundary. Seating areas within the open space are also proposed.
- 3.15 The spine road would be tarmacked and the secondary and tertiary routes and driveways surfaced with tar and chip. Communal parking areas for the flats would be tarmac and tar and chip. There would be a pavement on the western side of the spine road, whilst the secondary routes and communal parking would be shared surfaces. Granite setts are also proposed to help denote road hierarchy. Paths around the housing and through the open space would be hoggin. Hard boundary treatments around plots and within the public realm would be a mix of walls and fencing.

Affordable Housing

- 3.16 Alongside the Reserved Matters, the Applicant proposes to vary the S106 Legal Agreement of the Outline consent. This involves amending dwelling tenures as summarised in Table 2 below. The revisions would be secured via a Deed of Variation to amend the S106.
- 3.17 The affordable tenures would predominantly be 1-2 bed properties, along with five no.3 bed and one no.4 bed shared ownership dwellings. All of the Discount Market Sales units would be 2 bed dwellings.

| Outline S106   | Proposed   | Change  |
|--|--|---|
| 30% Affordable housing – 50% Affordable Rent, 50% Shared Ownership | 30% Affordable housing – 65% Affordable Rent, 35% Shared Ownership | Tenure mix - Increased Affordable Rented properties |
| Minimum 10% Self-Build   | 15% Discount Market Sales, at 80% market value                     | Loss of Self-Build tenure                           |
| Maximum 60% Custom Build   | No Custom Build  | Loss of Custom Build tenure                         |

Table 2: Tenure comparison

**4. Consultations**

- 4.1 A re-consultation on the revised scheme was undertaken between July and August. Apart from consultee advice on external lighting (paragraph 4.4), all other responses below relate to the new proposals. **Officer comments are included underneath consultee responses which should be read in conjunction with the assessment in section 7.**
- 4.2 **Arboriculture:** Comments awaited.
- 4.3 **Conservation:** No objection.
- 4.4 **Dark Night Skies:** No objection in principle. Full details of lighting scheme required, which shall follow dark sky principles and the SDNPA Technical Advice Note.
- 4.5 **Design:** Objection.

Layout

- Some incremental improvements of more logical and simpler road layout, perimeter blocks, SuDS in main access road and green roofs; however do not achieve a fundamental improvement in a layout which lacks distinctiveness, space for meaningful SuDS and green infrastructure, lack of focal green space within housing.
- Does not reflect countryside edge location.
- 5 perimeter blocks have a repetitive character, largely detached properties.

- Same house types 'sprayed' around the site just with different cladding.
- Variety in building forms and materials randomly applied across the site within no distinction within different parts of the site.
- Suburbia which does not speak of Petersfield.
- Impact of proximity to existing trees needs further assessment.
- Boardwalk across SuDS pond unnecessary; footpath preferred.
- Close boarded fencing should not be seen in the public realm.

#### Architecture

- Flatted blocks uninspiring; prominent building at site entrance.
- Domestic style detailing in non-domestic scaled buildings; large pitched roofs.
- Contemporary designed flats more appropriate.
- Houses on corner plots should have appropriately designed elevations.
- Materials for windows, doors, soffits/fascia need to be reconsidered.

#### If granted, recommend conditions for:

- External finish materials
- Boundary treatment
- Sustainable Construction in line with SPD.
- Detailed plans showing combined utility services and landscaping.
- Tree pit details in hard landscaped areas.

**Officer Note:** Section 7 considers the merits of the layout and buildings, which are considered to be acceptable. The use of perimeter blocks enables an efficient use of space whilst enabling legible access through the site. The layout within each perimeter block and overall has sufficient variety so as not appear regimented. The housing site is well enclosed by mature trees and the western edge of the housing would have a sufficiently rural character, reflective of Petersfield, facing towards the open space. A traditional architectural approach has been adopted in response to the considerations of the previous scheme. The intended use of materials in particular would help it to 'speak' of Petersfield.

- 4.6 **Drainage:** No objection, subject to conditions.
- 4.7 **Ecology:** No objection, subject to conditions.
- 4.8 **Environmental Health:** No objection, subject to conditions.
- 4.9 **Highways Authority:** Comments.

#### Layout

- Layout improved but car dominant and limited connectivity for pedestrians/cyclists.
- Concern for varied carriageway widths and alignment of internal roads; narrow adjacent to build outs; further consideration of highway geometries needed.
- Speed reducing features welcomed, unclear why build outs and raised tables required and in locations which might impede their safe operation.
- Amount of shared space; significant walking distances to reach properties.
- Layout refinements required to operate in a safe/suitable manner.
- Central main access road convoluted; needs to be straightened and single pavement offers limited walking provision.
- Layout is conducive to cycling.

- Pedestrian safety along eastern edge during darkness.
- Site levels need clarifying.

#### Visibility

- Minor roads from main access would have appropriate visibility.
- Further information on visibility splays required.
- Pedestrian crossings should be supported with visibility splay information.
- Poor pedestrian permeability in places.
- Suitable passing places for cars and refuse vehicles not demonstrated;
- Refuse turning space in communal car parking area 'tight.'
- SuDS ponds to be minimum 5m distance from carriageways and paths.
- Tracking should be provided for large vehicles accessing various plots.

#### Parking

- Conflict between parked and passing vehicles at site entrance.
- Shortfall of 1.5 spaces.
- Too much tandem parking.
- Consider parallel parking space dimensions; potential for cars encroaching carriageways.

#### Recommended conditions

- Surfacing materials to be conditioned.
- Details of kerbs onto shared areas can be conditioned.
- Land required for visibility splays can be secured via condition.
- Levels and drainage strategy.
- Surfacing materials.
- Construction Management Plan

**Officer note:** Officers have considered the road layout through an iterative design process, involving the Authority's Transport Officer (raising only neutral comments) and the Applicant's consultant team. Importantly, roads are not proposed to be adopted which has enabled more flexibility in the design process, including lower vehicle design speeds to improve pedestrian and cycle safety and maintain suitable junction visibility.

Main access through the housing is not considered to be 'convoluted.' It is consistent with the approved access into the site and the overall design ethos of the development. The undulating nature of the road is intended to facilitate lower speeds and to better integrate the spine route into the landscape- straightening it would defeat the purpose and could lead to higher speeds along with disrupting the landscape led recommendations of other officers.

Narrower roads (3.8m to 5.0m) are consistent with recommendations in the Manual for Streets guidance. As the roads are not proposed to be adopted, relying on this national guidance is acceptable, even where it may contradict Local Highways Authority guidance. A further Road Safety Audit is recommended via condition.

Raised sections of road are intended to indicate the transition to the lower priority tertiary roads and shared space environment. Shared spaces are intended to be mostly the same level, with 'kerb' edging provided to indicate transition to areas pedestrians are more likely to encounter vehicles. Redirecting private paths to driveways would serve to reinforce the private car as the intended mode of transport, which would be detrimental to the character of the scheme.

185 parking spaces is acceptable and higher than that cited by the Highways Authority (174). Conditions are proposed to secure details such as surfacing, kerbs, visibility splays.

4.10 **SDNPA Transport Officer:** Comments.

- No highway or safety issues to justify a reason for refusal.
- Some improvements in latest layout, number of turning heads still dominant.
- Turning heads could be softened with planted build outs seen elsewhere in layout.
- Site edges should demonstrate a lower third level in road hierarchy using another surface material (eg. gravel).
- The footpath at the western edge of the housing scheme could be redundant given shared road surfaces; loss could provide space for additional planting.
- Reference made to a focal area within the housing scheme by other consultees currently a vehicle turning location; limited area for residents to dwell/interact here.
- SuDS boardwalks should be replaced with a footpath.
- SuDS features, drainage, street trees, lighting and utilities should be considered on one plan to avoid conflicts.

**Officer note:** The layout avoids an overtly highways dominated character in terms of road hierarchy, pavements, shared surfaces, surfacing, as well as dimensions and landscaped build outs. The boardwalks have been removed. Retaining the path on the western edge of the housing is acceptable because it would contribute to the accessibility of the open space.

4.11 **Housing (EHDC):** Comments.

- Improved tenure balance within the 30% affordable housing.
- 10% Discount Market Sales increases the affordable housing provision to 40%.
- The 40% provision would comprise 51% intermediate housing and 49% affordable rented homes; mix would not ordinarily meet policy requirements but is an improvement upon the Outline consent.
- 30% discount supported for 2 bed properties but based on local values it should be higher for the 3 bed units to reflect local market values.
- Overarchingly, priority should be to maximise on-site affordable housing in perpetuity. If achieving this involves a relaxation on restriction of custom build homes this would be a pragmatic and preferable approach.

**Officer Note:** The Recommendation includes securing an improved affordable housing offer beyond the Outline Planning Permission.

4.12 **Landscape:** Objection.

- Does not work with site's character and natural processes; lacks distinctive character.
- Ensure tree belt maintained for amenity and wildlife benefits with defensible planting outside of root protection areas.
- Query success of translocation of rush pasture and impact upon SuDS capacity.
- Ensure protection, mitigation and enhancement of existing trees.
- SuDS pipes and headwalls proposed within RPAs.
- Revise proposed tree planting in open space, ensure no planting within tree Root Protection Areas (RPAs).
- Hedgerow enhancement conflicts with trees.

- Layout provides little opportunity to increase green infrastructure – recommend opportunities to enhance streets with tree planting which is functional to help manage surface water and canopy cover.

#### Drainage design

- Winter groundwater monitoring needed.
- Re-design SuDS pond to remove boardwalk.
- Ensure swales are functional.
- Reduce hardstanding.
- If ‘pipe to pond’ design accepted, high quality pond design required. Amend gradients to provide variety in slope and form; concern whether they will be natural features.
- Ponds proposed in high ground water areas; require evidence they will work here.

#### Levels and boundary treatments

- Show where all fencing is proposed; including ponds.
- Detail of retaining structures and materials in public realm needed.

#### Design details

- Homogenous character ubiquitous in scheme; needs to ‘speak’ of Petersfield.
- Materials to be characteristic.
- Design neither traditional nor contemporary.
- Garages and car barns contribute to suburban character.
- Better road hierarchy needed; character areas and building design should reflect it.
- Green roofs should be species-rich.
- No lighting expected.

#### Recommended conditions

- Soil management
- Construction Environmental Management Plan
- Public/private ownership plan
- Detailed drainage design
- Tree protection and method statement outlining mitigation and enhancement.
- Landscape and Ecological Management Plan
- Boundary treatments.

**Officer Note:** Numerous details, such as materials, boundary treatments, tree protection, green roofs, can be suitably conditioned to refine the detailed design. Regarding more fundamental considerations of layout, character, and SuDS, the scheme addresses a good balance between accommodating the new properties in a characterful way in layout and building design, whilst incorporating landscaping and surface water features.

4.13 **Lead Local Flood Authority:** No objection, subject to condition.

4.14 **Petersfield Town Council:** Objection.

- Departure from the self and custom build tenures, secured in Petersfield Neighbourhood Development Plan (PNDP) and Outline S106.
- Fail to include any proportion of self and custom build dwellings.
- Question whether marketing for self and custom build has been robust and transparent.

- Not been involved in any discussions on a revised tenure.
- Design
- Generally supportive of the broad design principles;
- Note improvements in previous fundamental deficiencies expressed; pleased revisions take into account some previous concerns (shared surfaces, tree planting, SuDS, location of highest buildings), but some still remain.
- Loss of the road around the outer eastern edge of the housing welcomed, but previously supported it because it could facilitate potential vehicular access into remaining housing allocation to the east; need assurance that the S106 or other mechanism will allow this; do not support a scheme which isolates that site.
- Southern SuDS pond reduces the usability of the open space, particularly given the space taken up by the new access road, contrary to policy NEPI. Also relevant as public realm within the housing makes little contribution to open space.
- Details of proposed boardwalk across the SuDS pond required.
- Welcome the confirmation within Drainage Strategy that surface water from SuDS basins discharge into existing stream.
- Acoustic barrier visually prominent, question its extent at the northern boundary with enclosure of the footpath.
- Access
- Priority to connect with Bell Hill Recreation Ground.
- No detail for the footpath into Bell Hill Recreation Ground; needs to be conditioned.
- Residents would use the recreation ground as the shortest route to the town centre but no formal pathways within it proposed; would support formalisation of a route and require £35,000 contribution to implement it.

**Officer Note:** The amended tenure is addressed in Section 7 where, within the overall planning balance, is acceptable. The SDNPA has not actively marketed the site but wrote to individuals on the Authority's Self-Build Register to ascertain the level of interest. Only 1 response was received.

The new access road uses more land within the open space than previously anticipated at the Outline stage and in the PNDP. However, greater weight was given to conserving mature protected trees in approving the new access route. A SuDS pond is within the local green space. However, this would not hinder access to the wider open space further west, given the footpath around it. A SuDS basin south of the trees is referenced with the drainage strategy at the outline stage and its location here would facilitate the delivery of an 85 dwelling scheme.

The Outline Permission excludes land east of the housing site within the PNDP housing allocation. The 85 proposed dwellings are, therefore, less than the overall PNDP allocation for 101 dwellings. The proposals would not prejudice the remaining allocated land coming forward because the PNDP identifies a separate vehicular from Bell Hill. The PNDP design framework for Buckmore Farm shows a link between the application site and this land. The proposed layout would not preclude a new pedestrian link between the two regarding permeability, but a new vehicular link is less likely.

Access into the Bell Hill Recreation Ground is shown on the proposed plans and its detailed design is proposed to be conditioned. The proposals have sought to address the Town Council's concerns regarding design and support for the broad principles is noted. The acoustic barrier at the north west corner of the site has been reduced.

The Outline consent did not secure a contribution towards a formalised footpath through the Recreation Ground and that would have been the opportunity to secure it. This current application relates to the Reserved Matters for the design and landscaping of the scheme.

4.15 **Natural England:** Response received, no comment.

4.16 **Public Rights of Way:** Objection.

- Object to the boardwalk across the southern SuDS pond; maintenance liability.
- Financial contribution required from diverting the Public Right of Way (PROW) onto proposed paths in open space.

**Officer note:** The boardwalk across the SuDS pond has been removed from the plans in favour of a footpath around its northern side. The path running through the open space would be the responsibility of the Management Company and its maintenance would be secured in the Landscape condition regarding hard surfacing and landscaping in this area. This does not preclude any future contribution being sought in the recently submitted separate application to formally divert the PROW onto the proposed path through the open space.

4.17 **Ramblers Association:** Objection.

- PROW not shown on layout plans; PROW and proposed paths on site not consistent.
- Accommodating the PROW over a boardwalk and pond not supported; maintenance concerns.
- Need to fully consider the impact upon PROW.
- Conflict between PROW and proposed acoustic fence.

**Officer note:** Please see officer comments in paragraph 4.16 above. Additionally, conflict with the acoustic fence can be avoided with a footpath diversion onto the central open space path.

4.18 **Southern Water:** Comments.

- Adequate network capacity for foul drainage. No surface water flows can be accommodated in the foul network unless otherwise agreed in conjunction with the Lead Local Flood Authority.

## 5. Representations

5.1 Apart from the Petersfield Society's comments, the below representations relate to responses on the previous scheme considered at the April planning committee meeting. No further representations were received from the July to August re-consultation for the latest proposals.

5.2 I neutral representation and 3 objections (in addition to those reported at 5.3, 5.4 below) have been received, as follows:

### Objection

- Impact on wildlife.
- West of Petersfield does not have a lot of space for people to walk their dogs safely.
- Access onto Winchester Road and the A3 junction will create more congestion.
- SDNPA should protect existing villages and towns; not constantly building, destroying green space and stretched infrastructure.
- Existing hedgerows could be replaced by fencing following new housing.
- Density too high with insufficient parking and open space within the development.
- More interesting streetscapes required.
- Minimal front gardens and verges, no communal space within the development.

- No objection in principle but buildings are generic, no visual appeal, not enhancing local environment – placeless and unattractive.
- Single access road.
- Insufficient pedestrian and cyclist infrastructure to access railway station and town centre; increased danger on Winchester Road from increased traffic.

#### Neutral

- The public right of way is a major and well used path; concern that its temporary closure during construction would lose this route for a prolonged period.
- Need to consider a temporary footbridge or crossing over the access road to maintain access to the PROW route.

**Officer note:** The revised scheme has sought to address feedback of creating more interesting streetscapes, creating an acceptable density, readily accessible open space and suitable pedestrian and cycle links through the site and beyond.

#### 5.3 **Petersfield Society:** Objection.

- Major housing site in Petersfield.
- Revised proposals are an improvement over earlier scheme.
- Significantly departs from the Neighbourhood Plan regarding housing tenure.

The following needs to be addressed to overcome objection:

- Support the Housing Officer's objection that 40% affordable housing required in lieu of self and custom build tenures.
- Further detail on the pedestrian link to Bell Hill recreation ground needed.

**Officer Note:** An improved affordable housing offer is proposed, as outlined in this report.

#### 5.4 **Petersfield Climate Action Network (PeCAN):** Objection.

##### Accessibility

- Link to adjacent recreation ground positive but insufficient. Further consideration needed for cycling routes to the town centre given location of the site and accessibility.
- Lack of cycle routes contravenes commitments in 2018/19 and financial contribution in SI06, inadequate for improvements for walking/cycling to the town centre.
- Will create 85 car dependant households.
- Pedestrian routes on site too narrow for buggies, wheelchairs and mobility scooters and new surfacing needs to be appropriate.
- Shared surfacing shows no demarcation between footway and carriageway.
- Garages too small for cycle storage and cycle stores for flats too small.

##### Ecology

- Would support conditions for sensitive lighting strategy for bats.
- Hedges and veteran trees need to be conserved for wildlife.
- Landscape Management Plan inadequate.
- Unambitious planting proposals regarding climate change, proximity to A3, amenity, wildlife, and species need to be compatible with surroundings.

##### Sustainability

- Ambitions for energy efficiency should be strengthened.
- Sustainability of building materials and need to consider climate mitigation further.

- Assumptions on water usage optimistic.
- Support electrified heating and hot water, including heat pumps.
- No reference to solar PV and a missed opportunity.

**Officer note:** Comments relate to the previously considered scheme. The layout incorporates various pedestrian and cycle routes with clear and direct legibility for navigating through it. A link with the Bell Hill Recreation Ground is proposed and its details are recommended to be secured via a condition. There are various pedestrian routes to the town centre from the site. The sustainability credentials of the buildings, landscape and ecology considerations are recommended to be secured via conditions.

## 6. Planning Policy Context

6.1 The Development Plan comprises the South Downs Local Plan (SDLP) (2019) and the Petersfield Neighbourhood Development Plan (PNDP) 2016. The most pertinent policies are listed below. A longer list of relevant policies can be found in Appendix I. The PNDP underwent minor non-material modifications in 2018 and September 2024.

### 6.2 Most relevant polices of the adopted SDLP (2019)

- SD2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD17: Protection of the Water Environment
- SD20: Walking, Cycling and Equestrian Routes
- SD21: Public Realm, Highway Design and Public Art
- SD27: Mix of Homes
- SD45: Green Infrastructure
- SD50: Sustainable Drainage Systems

### 6.3 Most relevant policies of the adopted PNDP (2016)

- HP1 – Site allocations (insofar as design principles for Buckmore Farm)
- HP2 – Appropriate mix of housing
- HP8 – Quality and layout of housing developments
- BEP1 – The character, setting and quality of the Town’s built environment
- NEP1 – Provision of green infrastructure and open spaces
- NEP5 – Protecting and enhancing Petersfield’s setting in its environment
- NEP6 – Links to the countryside
- NEP7 – Biodiversity, trees and woodlands

### The South Downs Local Plan Review

6.4 The South Downs Local Plan is undergoing a review and consultation on the First Publication (Regulation 18) was undertaken between 20<sup>th</sup> January – 17<sup>th</sup> March 2025. This first publication of the Local Plan Review is attributed very little weight. As it progresses through the adoption process, it will gain more weight for the purposes of decision making.

### 6.5 Relevant supplementary planning documents (SPD) and other guidance

- Design Guide SPD (2022)

- Sustainable Construction SPD (2020)
- Parking for Residential and Non-Residential Development SPD (2021)
- The Petersfield Town Design Statement (2010)
- Ecosystems Services (non-householder) Technical Advice Note (TAN)
- Biodiversity Net Gain TAN (2025)
- Dark Skies TAN

6.6 Most relevant sections of the National Planning Policy Framework (NPPF) 2024

- Section 5: Delivering a sufficient supply of homes
- Section 11: Making effective use of land
- Section 12: Achieving well designed places
- Section 15: Conserving and enhancing the natural environment
- Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change

6.7 Most relevant policies of the South Downs Partnership Management Plan (2020-2025)

- Policy 1: Landscape
- Policy 6: Favour natural functions and processes
- Policy 43: Support appropriate recreation
- Policy 50: Housing

**7. Planning Assessment**

Principle and context

- 7.1 The focus of the assessment relates to the new scheme following Members' deferral of the application at the April 2025 planning committee meeting. The context and principle of development, Outline permission and merits of the revised housing tenure are also initially set out below.
- 7.2 The application site is allocated for new residential development and local green space in the PNDP (policy HP7) and it benefits from Outline Planning Permission granted in 2020, which remains extant for:
- “Development of a business site comprising up to 4730 sqm (gross) of employment floorspace, a residential site for up to 85 residential dwellings and the provision of a green space (including diversion of a public right of way) together with associated parking, landscaping and infrastructure.”
- 7.3 This current application seeks approval of the Reserved Matters for the housing site and open space, as underlined in the description above. These areas are shown on the ‘Design Principles Diagram’ (Appendix 2) taken from a Design Framework document (May 2019) submitted with the Outline permission.
- 7.4 The diagram shows the broad principles for the development of Buckmore Farm and condition 5 of the Outline permission requires accordance with it. Comparing Appendix 2 with this current application, the location of the housing and open space are consistent with it. This represents a starting point in the consideration of this Reserved Matters application, along with the Development Plan.

Proposed housing tenure

- 7.5 The Outline permission secured 30% affordable housing comprising of half affordable rented and half shared ownership properties. The Applicant proposes to deliver the 30% with an improved percentage of 65% affordable rented and 35% shared ownership dwellings, which is positive.

- 7.6 The self-build and custom-build tenures currently make up the other 70% of properties. This would change with 15% becoming discount market sales, a form of affordable housing, whilst the remaining 55% would be unrestricted open market units. The overall result is the scheme would deliver **45%** affordable housing and **55%** open market properties.
- 7.7 It is acknowledged that the PNDP allocates the site for self-build and custom build development and that the Outline permission secures a proportion of this along with a custom build tenure. The views of Petersfield Town Council in section 4 are also acknowledged.
- 7.8 However, since the PNDP was adopted in 2016 and the Outline permission (2020) the site has not come forward for development in the manner and scale envisaged. Also, the Examiner for the PNDP recognised that the nature and scale of this allocation could affect its future delivery. It is, therefore, considered that the new balance of affordable and market housing is appropriate in the circumstances and the overall planning balance.
- 7.9 Additionally, elevational and floor plans have been submitted for the proposals. On this basis, its implementation would unlikely accord with the S106 self-build and custom build tenures because the definition of these types of units requires primary input from future residents into their external and internal design. Consequently, the proposals require the loss of the self-build and custom build tenures as currently designed.
- 7.10 Taking the above into consideration, the betterment in affordable housing provision above what is secured in the Outline permission is a clear material consideration to give more weight to when balancing it with the allocation policy, as well as policy SD28, and enabling the delivery of the site which has not come forward for a notable period of time.

Reasons for deferral at the 10 April 2025 Planning Committee Meeting

- 7.11 The application was recommended by officers to be refused for the following reasons:
- 1) Layout and design not sufficiently landscape led.
  - 2) Overly suburban, poor public realm, would not make a positive contribution to the character and appearance and local distinctiveness of Petersfield.
  - 3) Highway safety matters within the proposed layout.
  - 4) Not demonstrated an acceptable sustainable urban drainage scheme.
  - 5) Impact on the existing public right of way running through the open space, absent of its diversion.
- 7.12 Members deferred the application for officers to re-engage with the Applicant to achieve a more acceptable scheme. More specifically, Members cited the following considerations in the process (paragraph 198 of April committee minutes):
- Appearance and sense of place with consideration of the relevance to Petersfield context, whether contemporary or traditional.
  - Layout
  - Materials
  - Landscape scheme
  - Have regard to paragraphs 4.5-4.11 of the April Planning Committee Report. (**Officer note:** These paragraphs relate to the above bullet points plus ecology, highways, trees and SuDS.)
- 7.13 Separately, at that time, Members also resolved to grant Reserved Matters Approval for the main access road leading into the housing site (see paragraph 2.6), subject to addressing highway related matters. The access has been approved and is under construction. The location of the new access has, therefore, influenced the proposals.

The Revised Proposals

- 7.14 The Applicant and officers have engaged on a fundamentally new scheme, in response to the April planning committee meeting. A series of meetings took place between April to July and, subsequently, following formal receipt of the proposals a re-consultation exercise was undertaken between July and August. Some minor changes have been made in response to consultee feedback and officer views, for example removing the boardwalk across the SuDS pond. The scheme is now recommended for Reserved Matters Approval.
- 7.15 Overarchingly, table 3 below summarises the main similarities and differences between the previous and current proposals. (Table 3 to be read in columns, not cross referencing the rows.) The assessment is then divided into the individual Reserved Matters.

| <b>Overall similarities with previous proposals</b>   | <b>Main differences</b>   |
|---|---|
| 85 dwellings and largely the housing mix.   | Wholly different perimeter block layout of flats and dwellings.   |
| Main access through a gap in the tree belt, avoiding loss of mature tree(s).  | Traditional architecture, instead of former contemporary approach.  |
| Extent of open space south and west of the housing site.  | Revised landscape scheme within the new layout.   |
| Central path through the open space and links with Bell Hill Recreation Ground to the east and the PROW at the north-west corner of the site. | Revised SuDS scheme within new layout, involving swales, re-positioned and re-sized basins particularly north of the tree belt. |
| Acoustic barrier alongside the A3 (now reduced on northern boundary).   | Acoustic barrier reduced on northern boundary.  |

Table 3: Overarching comparisons between previous and current proposals.

Reserved Matter - Access

- 7.16 The main access through the tree belt has been approved. From this point, an acceptable road layout and pedestrian routes amongst and around the housing have been achieved for the reasons set out in assessing the layout below, as well as the officer notes underneath consultee responses.
- 7.17 With the open space, there would be a central path running through it which would link with the housing through the tree belt, the PROW in the north west corner of the site and the Bell Hill Recreation Ground. These contribute to the accessibility of the site to its wider surrounds which is acceptable.
- 7.18 This Reserved Matter is, therefore, recommended for approval.

Reserved Matter- Layout and scale

- 7.19 The Outline consent granted up to 85 dwellings. This number is successfully achieved by virtue of the perimeter block and road layout incorporating a mix of house sizes, typologies (terraced to detached) and a denser form of development with flats in the south east part of the site. The properties would also have varied good sized gardens and an acceptable level of private amenity.
- 7.20 A predominant mix of 2 and 3 bed properties is supported. Overall, the mix is acceptable, and the smaller properties would go towards meeting local need. The housing mix was not raised as a previous issue.
- 7.21 Consultee advice suggests that the design of the permitter blocks collectively are somewhat homogenous and repetitive in character. However, the layout exhibits variety in the size,

arrangement and orientation of dwellings and the street designs include different build outs and landscaping, whereby a homogenous character is unlikely to be significantly experienced. The external material finishes are also addressed in the considerations on appearance below.

- 7.22 The central spine road would create an attractive thoroughfare with its curved route, landscaped build outs, trees, swales, and a single pavement on its western side predominantly set back to create a more pedestrian friendly environment. Dwellings would face onto this road with varying orientations and set back distances, with a more prominent focal row of terraced properties in front of the largest greenspace (swale and planting).
- 7.23 Consultee advice raises concern that there should be a larger focal green space within the scheme as a feature and where people can dwell and interact. However, for the above reasons on the character of the spine road, the amount of open space already being provided, plus the space needed to accommodate 85 properties with an acceptable mix, the absence of a larger focal area is not detrimental to the layout to make it unacceptable.
- 7.24 Leading from the spine road are secondary and tertiary routes which would be shared surfaces with landscaped build-outs and no pavements. Combined with the proposed tar and chip surfacing (as opposed to block paving for example), the varied set backs, orientations, sizes and typologies, their characters sufficiently respond to the rural countryside edge location.
- 7.25 The flats would be in the lowest part of the site which helps to accommodate their three storey height and respond to the site's topography. The siting of the three blocks helps to 'frame' the eastern edge of the layout, offer good surveillance of the eastern perimeter pedestrian route and screen the communal parking for a more attractive pedestrian environment along this route.
- 7.26 The flats would be prominent at the site entrance, but they have an acceptable siting to create a positive edge to the development and sufficient communal space around them so as they do not appear unduly cramped given their three storey scale – which is acceptable in this lower area of the site.
- 7.27 Officers were previously concerned about how the development accommodated the site's drainage patterns and rush pasture. The rush pasture covers a good proportion of the site and its retention in situ has been re-considered following the April planning committee meeting. Whilst this vegetation would be translocated into SuDS ponds, the layout extends across its area rather than being overtly influenced by its location. The result, however, is an improved layout and scale of development with green and blue infrastructure which, within the planning balance in this instance, is given weight particularly in light of still keeping this habitat on site.
- 7.28 Overall, the scale and layout of the proposals are acceptable accord with relevant Local Plan policies (namely SD4 and SD5, SD45 and SD50) for the reasons and site specific considerations above, plus the officer comments underneath consultee responses. These Reserved Matters are recommended for approval.

Reserved Matter - Appearance

- 7.29 The traditional architecture now proposed is a fundamental shift from the earlier contemporary scheme. The new dwellings would have a coherent approach to character across the site regarding their scale, form, massing and proportions, all of which are acceptable.
- 7.30 There is a coherent character and variety in the gabled roofscape across the site including various scaled and detailed front projecting gables on many of the properties, which would contribute to the character of the street scenes. Utilising the site's topography also offers variations in ridge heights which again contributes to the overall character and appearance of the roofscape and street scenes. For example, the western edge of properties step down continuously from north to south to reflect the site's topography.

- 7.31 The architectural features and detailing in the elevations add to the appearance of the dwellings and are reflective of Petersfield. Corner properties within the layout are also sufficiently articulated within side elevations to add interest in street scenes.
- 7.32 Consultees raise concern that the flatted blocks are uninspiring and that traditional residential detailing (eg, tile hanging) does not work on larger buildings, whereas contemporary flats here could be more appropriate. A contemporary vernacular was previously proposed and the traditional vernacular responds to the April planning committee meeting and a re-consideration of the site context. The three storey flats, whilst large, do exhibit traditional gabled and hipped roofs to help reduce overall height and massing. The sufficient articulation of their elevations including detailing are also features in keeping with the traditionally designed dwellings to create a coherent scheme.
- 7.33 Regarding materials, Petersfield is characterised by plain clay tiled roofs and red bricks and the dwellings would continue this. A proportion of slate roofs are also proposed which would create an acceptable variation in the roofscape and between individual properties.
- 7.34 Consultee advice raises concern about how the use of materials across the site would create a homogenous character. The external finishes details provided show the use of two stock bricks across the site which would help with the overall visual coherence to the scheme. Specific concentrations of materials within the scheme to create differing character areas arguably would not be successful because of the scale of the site, layout, and that this approach would not reflect Petersfield.
- 7.35 This Reserved Matters is recommended for approval, subject to the recommended conditions regarding further details to be refined and agreed.

Reserved Matter - Landscaping

- 7.36 The new layout involves a significant improvement in regard to street trees adding character, in particular along the spine road. Along this route planted functional swales also contribute to the drainage scheme and character of the street scene. Sufficient tree planting is also included in the communal parking areas. Green roofs are proposed on garages which is positive.
- 7.37 Tree planting is proposed either side of the central tree belt along with lower hedge planting and consultee advice has raised concern about its proximity to protected trees, however, these landscaping details can be refined via a recommended condition. The SuDS ponds and their planting provide opportunities to enhance biodiversity and amenity on site. Native planting is proposed to help their integration into the landscape, including translocating the rush pasture. Further details to refine the landscape scheme and ensure native species as far as practicable are recommended to be conditioned.
- 7.38 Regarding hard surfacing, the tarmac and chip surfacing for the streets offers a simpler approach to reflect the edge of countryside location, rather than extensive areas of block paving which has the potential to appear overly suburban. A simple hoggin material for paths is also in keeping with the site's context.
- 7.39 Boundary treatments would be a mix of walls, fencing and hedging within the public realm. Overall, the close boarded fencing is set back at the end of driveways, whilst more prominent public realm areas there is walling and hedging which helps with the overall character of street scenes. Nevertheless, some further refinement is needed for the external enclosure details which can be secured via condition.
- 7.40 This Reserved Matter is, therefore, recommended for approval subject to the recommended conditions to agree further details.

Impact on trees

- 7.41 Although the Arboricultural Officer has not yet responded, the information provided shows that the layout respects RPAs of retained trees, which would be protected during construction. Where there is some encroachment into RPAs, the Arboricultural Method Statement outlines a sensitive approach, which is recommended to be conditioned. Members will be updated if consultee comments are received.

Ecology

- 7.42 Mandatory Biodiversity Net Gain is not relevant in this instance given the timing of the application. However, ecological conservation and enhancements are required, particularly regarding protected species given policy SD9 as well as the First Purpose.
- 7.43 The Ecologist raises no objection to the conservation and enhancement measures of reptile mitigation for example, the approach to the landscape scheme, installing bat boxes in trees and bricks within dwellings, which are positive.
- 7.44 A Landscape and Ecological Management Plan is recommended to be conditioned to ensure the appropriate management of the public realm within the housing, the central tree belt, the grassland and new planting within the open space.

Technical drainage matters

- 7.45 Functional swales are proposed along the spine road which would feed into the ponds. The perimeter blocks are otherwise absent of surface water features capturing water at source and rely on a pipe to pond solution. However, piping water to the SuDS ponds would help maintain the translocated rush pasture and contribute to the scheme as ecological and amenity features also.
- 7.46 Directing water directly to the SuDS basins could also assist with filtering water and contribute to water quality, with appropriate planting, which is important for the scheme as a whole and the existing watercourse running through the site, which the SuDS would be connected with via outflows.
- 7.47 Policy SD17 (protection of the water environment) and SD50 outline that development proposals will only be permitted where they ensure that there is no net increase in surface water run-off and address water quality. It is considered that the proposed drainage strategy addresses these policies in terms of introducing functional swales and SuDS basins which would help to attenuate water, any pollutants, and support water quality.
- 7.48 The Lead Local Flood Authority has reviewed the detailed drainage strategy and raises no objection subject to a condition (8). At present, they have not been explicit on what these conditions are, and officers are awaiting further clarification, Members will be updated. The District Council engineer has also raised no objection.
- 7.49 No objections concerning foul drainage have been raised by consultees. The submitted details are recommended to be secured by condition.

Sustainability

- 7.50 The submitted Sustainability Statement sets out energy and water efficiency standards which exceed the requirements of policy SD48 of the Local Plan. This includes measures relating to building fabric, air source heat pumps and water efficient fixtures and fittings. A more detailed Design Stage Construction Report is recommended in order to secure the technical specification of the development accords with the standards set out in the Sustainability Statement.

Impact on the definitive PROW

- 7.51 Consultee comments raise concern about impacts upon the definitive PROW running through the open space. The officer notes underneath paragraphs 4.16 and 4.17 comment that an application for a formal Diversion Order has now been made and it is the Applicant's intention to re-position the PROW, which, whilst positive, is the subject of separate consideration.

Impact on surrounding amenities

- 7.52 Given the enclosed character of the housing site and its proximity to surrounding properties there would be no impact upon surrounding private amenities. The open space similarly would not impact upon surrounding amenities and is already allocated as local green space.
- 7.53 Additional traffic from the access onto Winchester Road has already been previously assessed at the allocation and Outline consent. No additional significant amenity impact

would be caused by the proposals within the vicinity of this junction. Overall, no objection is raised regarding the impact upon surrounding properties.

Cultural heritage

- 7.54 The proposals are a sufficient distance, with limited intervisibility, from the listed buildings on Beckham Lane, between which is a consented commercial scheme. The setting of these heritage assets would not be impacted upon.

Housing land supply

- 7.55 The Authority can demonstrate a sufficient housing land supply. Furthermore, the Government’s Housing Delivery Test does not apply in National Parks. In these respects, the status of the relevant Development Plan policies, and paragraph 11(d) of the NPPF 2024, the ‘tilted balance,’ is not given weight.

**8. Conclusion**

- 8.1 The Applicant has engaged with officers since the April committee meeting. Whilst not all consultee feedback aligns with the recommendation, the new scheme is a significant improvement upon previous proposals.
- 8.2 Overall, the Reserved Matters details are acceptable having assessed the merits of the scheme, consultee responses, representations and the landscape character and appearance of the site and surroundings.
- 8.3 Whilst the proposed tenure is not consistent with the allocation policy and Outline S106 regarding self and custom build, the proposals represent a betterment in deliverable affordable housing beyond what was secured at the Outline stage, which has been given weight in the recommendation.
- 8.4 The NPPF outlines overarching economic, social and environmental objectives to sustainable development. The delivery of new housing would have social and economic benefits and it would deliver a PNDP allocation. Environmentally, the proposals would provide landscape and ecological enhancements overall and meet the sustainability credentials of the Local Plan (2019).
- 8.5 The proposals accord with the Development Plan, NPPF 2024, and National Park Purposes and relevant legislation as a whole. There are no material considerations of sufficient weight which would justify not granting Reserved Matters Approval.
- 8.6 The application is, therefore, recommended for approval subject to the completion of a Deed of Variation to amend the tenures secured in the Outline S106 Legal Agreement and conditions as set out below.

**9. Reason for Recommendation**

- 9.1 It is recommended:
- 1) That the approval of Reserved Matters is granted, subject to:
    - i. The satisfactory completion of a Deed of Variation, the final form of wording for which is delegated to the Director of Planning, to amend the Outline Planning Permission S106 Legal Agreement to secure:
      - 30% of dwellings as 65% Affordable Rent and 35% shared ownership.
      - 15% of dwellings as Discount Market Sales.
      - Remove all requirements associated with self and custom build.
    - 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 Reserved Matters Approval, with appropriate reasons, if the completion of the Deed of Variation to the existing S106 Legal Agreement is not completed, or insignificant progress made, within six months of the 9 October 2025 planning committee meeting.

9.2 **And the following conditions:**

1. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

Materials and sustainable construction

2. No development above slab level shall commence until a full schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used on buildings hereby approved has been submitted to and approved in writing by the Local Planning Authority. These details shall include, but not be limited to, the materials for walls, roofs, windows (including glazing, head, cill and window reveal details), doors, eaves, porches, and rainwater goods. An updated External Finishes Plan shall also be provided to demonstrate how the materials are to be used throughout the development. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development.

3. No development above slab level shall commence until a Design Stage Sustainable Construction Report in the form of:

- a. Design Stage SAP 10 assessment for each dwelling and flatted block.
- b. Design stage plan and specification for the electric vehicle charging points.
- c. Design stage BRE water calculator.
- d. Product specification for EV, air source heat pump, waste facilities, and materials;
- e. Grown in Britain or FSC Certificates for timber.

Demonstrating that the development will:

- f. Reduce predicted CO2 emissions by at least 68.97% due to energy efficiency measures and onsite renewable energy, compared with the maximum allowed by Part L1A 2021;
- g. Provide EV charge points in a suitable location for all the dwellings and flats, with a minimum power rating output of 7kW and a universal socket;
- h. Have a predicted mains water consumption of no more than 106 litres per person per day;
- i. Have separate internal bin collection for recyclables matching local waste collection service; and
- j. Have a private compost bin.

Has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be built in full accordance with these agreed details.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.

4. No later than six months after the last occupation of the development, detailed information in a Post Construction Stage Sustainable Construction report demonstrating how the development has achieved full accordance with all the requirements in condition 3 shall be submitted to, and approved in writing by, the Local Planning Authority. This documentary evidence shall include the 'as built' SAP 10 assessments of each dwelling and flatted block.

Reason: To ensure the development demonstrates a high level of sustainable performance to address the mitigation of, and adaption to, climate change.

5. Prior to the construction of the garages above slab level, details of the green roofs as identified on approved plan CB\_62\_409\_010D (dated 12.09.2025) shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the technical system for installation upon the extent of roof space and the species composition. The garages shall, thereafter, be built in full accordance with the agreed details.

Reason: To ensure the delivery of green roofs as per submitted plans and to enhance on site biodiversity and surface water management.

#### Levels

6. The development shall be undertaken in full accordance with the detailed finished ground levels as shown in the approved plans.

Reason: To ensure a satisfactory development which responds to the characteristics of the site.

#### Drainage

7. The surface water drainage scheme shall be undertaken in full accordance with the approved plans and drainage strategy, including the Flood Risk Assessment and SuDS Statement (prepared by Infra Engineering Practice, ref: IEP\_001\_020\_017, dated 05.09.2025).

Reason: To ensure an appropriate means of managing surface water drainage on site.

8. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include maintenance schedules for each drainage feature type and ownership including details.

Reason: To ensure a satisfactory means of retaining and maintaining the surface water drainage.

9. The foul drainage scheme shall be implemented in full accordance with the Foul Drainage Strategy, comprising approved plans IEP\_001\_020\_005A, IEP\_001\_020\_451, IEP\_001\_020\_452, IEP\_001\_020\_453, IEP\_001\_020\_453, IEP\_001\_020\_454, IEP\_001\_020\_455, IEP\_001\_020\_456, IEP\_001\_020\_460, IEP\_001\_020\_461. The foul drainage scheme shall, thereafter, be retained and maintained in full accordance with the agreed drainage strategy.

Reason: To ensure an appropriate foul drainage scheme to serve the development and maintained for the long term.

#### Landscaping

10. Notwithstanding the details provided, no development above slab level shall commence until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include (but not be limited to):
  - a. Written specifications (including cultivation and other operations associated with plant and grass establishment);
  - b. Planting methods, tree pits & guying methods;
  - c. Locations and schedules of all new planting, noting species, planting sizes and proposed numbers/densities where appropriate;
  - d. Retained areas of trees and hedgerows;
  - e. Details of all hard-surfaces, including paths, kerb edges, access ways, boundary treatments, bin and cycle stores and parking spaces, including their appearance, dimensions, siting and maintenance;
  - f. Details of the planting specifications for the Sustainable Urban Drainage system;

- g. A landscape maintenance schedule for a minimum period of 10 years including details of the arrangements for its implementation;
- h. A timetable for implementation of the soft and hard landscaping works;
- i. A landscape plan with all utility services shown.

The scheme of Soft and Hard Landscaping Works shall be implemented in full accordance with the approved timetable. Any plant which dies, becomes diseased, or is removed within the first ten years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.

#### Trees

- 11. The development shall be implemented in full accordance with the Arboricultural Impact Appraisal and Method Statement (prepared by Barrell Tree Consultancy, ref: 23141-AA1-PB, dated 12.09.2025) and associated Protection Plan 23141-15.

Reason: To safeguard existing trees to be retained and for good arboricultural practice.

#### Ecology

- 12. The development shall be implemented in full accordance with the measures detailed in Section 7.0 “Recommended Mitigation, Compensation and Enhancements” of the submitted Ecological Impact Assessment (prepared by Ecosupport Ltd, dated 21.08.2025).

Reason: To deliver suitable ecological mitigation and enhancements on site.

- 13. No development above slab level shall commence until a site wide Landscape and Ecological Enhancement and Management Plan, detailing the species and seed mixes and management prescriptions for the retained, enhanced and newly created vegetation and habitats, and areas of public realm has been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be carried out in full accordance with the approved details and managed thereafter.

Reason: To deliver suitable ecological enhancements on site.

#### Dark night skies

- 14. Notwithstanding the details provided, no development above slab level shall commence until an external lighting scheme for the development (including the public realm and within residential curtilages and on buildings) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the location, type, and specification of all external lighting to be installed throughout the site. All external lighting on the buildings shall be restricted to down lighters that do not exceed 1000 lumens, which shall be designed and shielded to minimise upwards light spillage. The measures shall thereafter be implemented and retained in full accordance with the approved details.

Reason: To conserve dark night skies, ecology, and create a suitable level of amenity for future occupiers.

#### Highways and access

- 15. Prior to any building being brought into residential use, its vehicular access and car parking space(s) shall be completed in full accordance with the approved plans, in particular the Parking Strategy Plan CB\_62\_409\_006D (dated 12.09.2025). The parking provision shall be retained thereafter.

Reason: To ensure adequate on-site parking is provided.

- 16. Prior to the occupation of any dwelling, construction details of the pedestrian link between the development and western boundary Bell Hill Recreation Ground, as shown

on approved Planning Layout (CB\_62\_409\_001F), shall be submitted to and approved in writing by the Local Planning Authority. The path shall, thereafter, be implemented in full accordance with the approved details and, thereafter, retained and maintained.

Reason: To ensure appropriate accessibility to a community facility for future residents.

17. Bin and cycle store provision for development shall be implemented in full accordance with approved plan CB\_62\_409\_007D and retained thereafter.

Reason: To provide sufficient provision for future residents.

18. Prior to the development being occupied, an independent Road Safety Audit (Stage 3 - completion of construction) shall be submitted to and agreed in writing by the Local Planning Authority. Detailed plans shall also be provided to demonstrate that suitable visibility splays for vehicle and pedestrian junctions are secured and are, thereafter, to be retained. Any remedial action(s) identified in the Road Safety Audit shall be undertaken in full, to the satisfaction of the Local Planning Authority.

Reason: To ensure the safe access and egress for future residents.

Construction Management Plan

19. No development shall commence, excluding site clearance and set up preparatory works prior to construction, until an updated Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CEMP shall be fully implemented and adhered to throughout the entire construction period. The CEMP shall provide details as appropriate, including:
- a. The anticipated number, frequency and types of vehicles used during construction and routing of vehicles;
  - b. How deliveries would be managed in terms of vehicles entering and leaving the site and timings;
  - c. The method of access and routing of vehicles during construction;
  - d. The parking of vehicles by site operatives and visitors;
  - e. The loading and unloading areas of plant, materials and waste;
  - f. Measures to control surface water run off;
  - g. Construction timings to avoid disturbance of protected species;
  - h. Dust suppression, mitigation and avoidance measures;
  - i. Noise reduction measures;
  - j. Details of site monitoring and logging of results;
  - k. Hours of operation during construction;
  - l. The storage of plant and materials used in the construction of the development;
  - m. The erection and maintenance of security hoarding;
  - n. The provision of wheel washing facilities;
  - o. A scheme for recycling/disposing of waste resulting from construction works.
  - p. Construction lighting and its operation.
  - q. A programme of and phasing of demolition (if any);
  - r. The arrangements for deliveries associated with all construction works;
  - s. Methods and phasing of construction works;
  - t. Access and egress for plant and machinery;
  - u. Location of temporary site buildings, compounds, construction material, and plant storage areas.

Construction work shall only take place in full accordance with the approved method statement.

Reason: In the interests of highway safety, the amenities of the area and managing the environmental considerations during the construction phase.

Noise

20. Prior to the first occupation of any dwelling, the western and northern site boundary acoustic fence shall be erected in full accordance with the approved plans and specification details outlined in the submitted Noise Assessment (by 24 Acoustics Ltd, ref: R10270-I Rev 5, dated 08.09.2025). The acoustic fence shall, thereafter, be retained and maintained in accordance with the approved details.

Reason: To ensure adequate mitigation for the amenity of future occupiers of dwellings and users of the site.

21. Prior to the first occupation of any dwelling, the noise mitigation measures outlined in the Noise Assessment by 24 Acoustics report Ltd (ref: R10270-I Rev 5, dated 08.09.2025) shall be fully accorded with. These measures shall include, but not be limited to:

- Installation of the 3m high acoustic barrier with a minimum surface density of 12 kg/m<sup>2</sup>.
- Installation of glazing with minimum acoustic performance specifications as detailed in the report.
- Provision of acoustically treated ventilators with minimum acoustic performance specifications as detailed in the report.
- Provision of Mechanical Extract Ventilation in each dwelling.

The mitigation scheme shall be designed to ensure that internal noise levels within habitable rooms do not exceed the criteria set out in BS8233:2014 and WHO Guidelines for Community Noise. The approved measures shall be fully retained and maintained thereafter.

Reason: To protect the amenity of future residents from background external noise.

22. A Noise Validation Report demonstrating compliance with the following criteria shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied.

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
- iii. L Amax,F noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms
- iv. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

Validation testing shall include representative samples for each zone identified in the 24 Acoustics Ltd report (ref: R10270-I Rev 5, dated 08.09.2025). This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To protect the amenity of future residents.

Permitted Development Rights

23. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as

defined within Part 1 of Schedule 2, classes A-G and Part 2 of Schedule 2, class A; inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interests of the character and appearance of the area and amenity.

Contamination

24. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: The above condition ensures that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources at the development site.

**TIM SLANEY**

**Director of Planning**

**South Downs National Park Authority**

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Appendices: Appendix 1- Legislation and policies  
Appendix 2 – Design Principles Diagram

SDNPA Consultees: Legal Services, Development Manager

Background Documents: [SDNP/24/03588/REM | Reserved matters application pursuant to SDNP/18/06292/OUT, involving details of access, appearance, layout, scale and landscaping for a green space and the construction of 85 new homes with associated infrastructure including internal movement routes and sustainable urban drainage features. The outline application was not an EIA application. | Land North of Buckmore Farm Beckham Lane Petersfield Hampshire](#)  
[South Downs Local Plan \(2014-33\)](#)  
[Petersfield Neighbourhood Plan - South Downs National Park Authority](#)  
[South Downs National Park Partnership Management Plan](#)  
[SDNPA Supplementary Planning Documents and Technical Advice Notes](#)