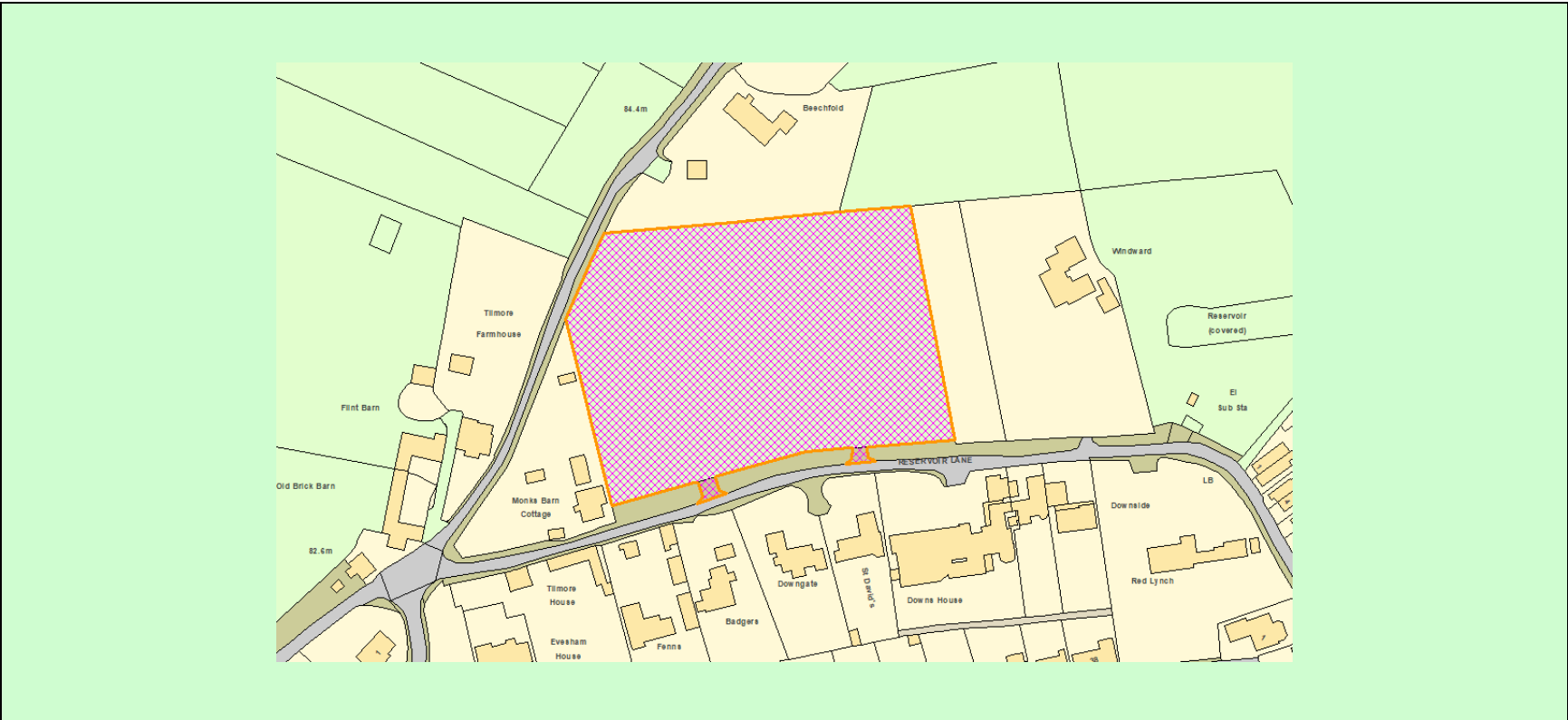


Report to	Planning Committee
Date	12 February 2026
By	Head of Development Management
Local Authority	East Hants District Council
Application Number	SDNP/25/04147/REM
Applicant	Petersfield Community Land Trust
Application	Reserved Matters for the appearance, landscaping and scale for 10 custom build dwellings, following outline consent SDNP/21/03545/OUT
Address	Land West and North of Windward, Reservoir Lane, Petersfield, Hampshire

Recommendation:

- I. That the reserved matters (appearance, landscaping and scale) pursuant to permission SDNP/21/03545/OUT be approved, subject to the conditions set out in Section 9 of this report and any amendments or other conditions to address technical matters.**
-

Site Location Map



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Executive Summary

This application site is part of a slightly larger site allocated for up to 11 'self / custom build' dwellings in the Petersfield Neighbourhood Development Plan (Policy H11).

Outline planning permission (and associated Section 106 legal agreement) was granted in 2022 (planning reference SDNP/21/03545/OUT). That permission has established the principle that this site could accommodate 10 'custom built' dwellings (with five of those dwellings secured as 'affordable'). The outline permission also approved the detailed access arrangements and layout of those ten dwellings.

This application is now seeking 'reserved matters' approval for the 10 custom built dwellings, with the only matters for consideration being:

- scale,
- appearance and
- landscaping.

The application has been submitted by Petersfield Community Land Trust (PCLT), their intention is to construct the common areas (such as the internal roads and open spaces) and provide 'serviced plots'. Those serviced plots will then be offered as custom build dwelling plots – with individual purchasers / owners then being able to select from a range of 'options' for the final design of the dwellings and associated gardens. PCLT will be managing the construction of the whole scheme.

Therefore, the main issues for consideration are design matters related to the scale and appearance of the 10 dwellings (i.e. the options that will be available for the individual owners to select from) and design and ecology matters related to the landscaping works for the whole site.

The proposals have evolved during the determination of the application in relation to Officer and Consultee concerns. The issues have been satisfactorily addressed and / or secured via suitably worded conditions. Therefore, the application is recommended for approval.

This application is placed before the Planning Committee as the site is allocated in the Petersfield Neighbourhood Plan and the associated outline planning permission (SDNP/21/03545/OUT) was determined by the Committee.

I. Site Description

- I.1 The application site comprises a rectangular paddock of one hectare used for horse grazing. It is located north of Reservoir Lane and borders on its north-west corner with Harrow Lane, a sunken historic lane that connects Petersfield with the countryside. There is a strong rural character to the site due to the boundary vegetation (characterised by dense hedgerow and trees), single track lanes (the site can only be accessed via Reservoir Lane) and its edge of settlement location.
- I.2 There are neighbouring residential properties beyond all boundaries of the site, except on the north-east corner. Most of the neighbouring development is located south of Reservoir Lane and is largely 20th Century housing although there are some historic buildings to the south and west of the site. The most notable is Tilmore House (a Grade II Listed Building) located approximately 15 metres at its nearest point to the boundary of the site. The site is not within or nearby any Conservation Area.
- I.3 The site falls within landscape character area LI: Rother Valley Mixed Farmland and Woodland Vales, as classified in the South Downs Landscape Character Assessment 2020 (SDLCA). This area is formed by gently undulating landform underlined by slowly permeable mudstones and sandstones, thick hedgerows and narrow strips of woodland which provide a sense of enclosure. According to the SDLCA, some of this character area's sensitivities are: the rural character of the landscape, the wooded character and sense of enclosure from thick hedgerows, and the consistent palette of locally sourced

building materials (stone, clay tiles and bricks), amongst others.

- 1.4 Long distance views in and out to the Hangers to the north-west can be achieved from the site. There are no public rights of way through the site. Harrow Lane adjacent to the site is an existing cycleway identified in the Petersfield Neighbourhood Development Plan (PNDP) and forms part of the Shipwrights Way.
- 1.5 The application site falls within flood zone 1 (low risk). A water main easement runs along the southern and western boundaries of the site. With regards to dark night skies, the site is located within the Transition Zone (Zone E1b).
- 1.6 The site is within the defined settlement boundary established in the PNDP. More specifically, this site, together with a field to the north, is allocated for 'self / custom-build' residential dwellings through Policy H11 of the PNDP (the allocation proposes an indicative number of 11 dwellings). Albeit the 'application site' is smaller than the boundary of the site allocated in the PNDP. The field immediately to the north and strip of land to the east has been excluded. As established at the outline permission stage, this proposal does not preclude future developments on the wider allocated site. For example, the land to the east, often referred to as Windward, has been subject to separate planning applications – see Section 2 below.
- 1.7 Outline planning permission for 10 'self – custom built' dwellings (establishing the principle of the proposal, the access arrangements and layout of the dwellings) was granted in 2022 (reference: SDNP/21/03545/OUT).

2. Relevant Planning History

- 2.1 *SDNP/21/03545/OUT* - Outline planning application for up to 10 dwellings for self-build, including approval of access and layout, with all other matters reserved. Granted permission: 20 October 2022.
- 2.2 *SDNP/22/05109/REM* - Reserved Matters application for Appearance, Landscaping and Scale for all common areas of the site and for plots 8 & 9. Approved: 18 August 2023.
- 2.3 **Officer comment:** Please note whilst a reserved matters application for Plots 8 and 9 were approved in 2023 (and could be implemented) the intention of the Petersfield Community Land Trust is that this application would supersede that approval i.e. the details secured in this application would be implemented.
- 2.4 The planning history of the property immediately to the east (Windward) is also relevant as the applications listed below partially fall within the land allocated under Policy H11 of the PNDP.
 - *SDNP/19/02810/FUL* - Detached dwelling with detached garage with store above. Granted permission: 20 March 2020.
 - *SDNP/20/01482/FUL* - Detached dwelling and garage revision to that approved under application *SDNP/19/02810/FUL*. Refused permission: 11 June 2020. Appeal dismissed: 1 March 2021.
 - *SDNP/22/00752/CND* – Variation of Conditions 2 (amended plans), 5 (changes to windows) and 9 (parking arrangements) of *SDNP/19/02810/FUL*. Approved: 26 July 2022.
 - *SDNP/22/05262/FUL* - Detached dwelling with detached garage (alternative scheme to *SDNP/19/02810/FUL*- dwelling rotated 90 degrees and handed, additional store/workshop attached to garage, amended curtilage with separate access onto Reservoir Lane). Granted Permission: 23 April 2024.
 - *SDNP/23/04944/FUL* - New dwelling with garage and parking (an additional dwelling to that already granted under *SDNP/22/05262/FUL* and the existing Windward). Granted permission: 17 July 2024.

3. Proposal

3.1 This ‘reserved matters’ application is seeking approval of the scale, appearance and landscaping for 10 ‘custom built’ dwellings granted outline planning permission in 2022 (planning reference SDNP/21/03545/OUT).

3.2 The outline planning permission (and associated Section 106 Legal Agreement) has already approved the following (including securing further details through conditions):

- access arrangements (including highway capacity and safety issues) and general parking requirements;
- the layout, general form and housing mix of the 10 dwellings (secured through a ‘Plot Parameters Plan’ and Design Code) – the approved housing mix is set out in the **Table 1** below;
- affordable housing provision (5 of the houses are secured as affordable as a ‘discount market sale’ tenure - discounted at 30%);
- the definition of, and requirements associated with, what constitutes a ‘self’ or ‘custom’ build plot;
- all 10 dwellings to be offered to people following local connection criteria (this is set out in the Section 106 Legal Agreement);
- impact on neighbour amenity (both within the site and properties adjacent to the site) due to layout and orientation of the proposed dwellings;
- the overall ecological impacts of the proposal including mitigation and enhancement measures; and
- the principle of the drainage (including SuDs) strategy.

Table 1: Housing Mix and Affordable Housing Provision

Number of Bedrooms	Affordable Units	Open Market
2 bedrooms	2	0
3 bedrooms	3	1
4 bedrooms	0	4
Total	5	5

3.3 As stated above, the outline permission approved a ‘Plot Parameters Plan’, Design Code and definitions for ‘self’ or ‘custom’ build. These established a series of principles and guidelines that any reserved matters application has to accord with. These include:

- Plot boundaries and vehicle accesses;
- Build zones and building frontages, these vary in form and positioning;
- Primary and secondary elevations and orientation, ensuring natural surveillance of the public realm and no detrimental impact on neighbours living conditions (both within the site and on neighbouring properties);
- Suggested parking position - between properties behind hedgerows and out of the public realm;
- Boundary treatments - hedgerows and low walls;

- Building storeys and height - maximum of two-storeys;
 - Symmetrical pitched roofs for main buildings, but flat roofs accepted for single storeys (including green roofs);
 - Storage to be integrated in buildings, not individual garden sheds;
 - Materials palette - clay tiles, slate tiles, metal goods, multi bricks with cream mortar, dark timber boarding and stonework.
 - Sustainable design features such as PVs, air/ground source heat pumps and EV charging points; and
 - Definition of self / custom build (secured through the Section 106 Legal Agreement) means a developer providing a serviced plot of land but where the individual can specify internal layouts (including number of bedrooms, bathrooms and ground floor layout) and any porches, conservatories, boundary treatments, facades and external finishes.
- 3.4 This application has been submitted by Petersfield Community Land Trust (PCLT), their intention is to construct the common areas (such as the internal roads and open spaces) and provide 'serviced plots'. Those serviced plots will then be offered as custom build dwelling plots – with individual purchasers / owners then being able to select from a range of 'options' for the final design of the dwellings and associated gardens. PCLT will be managing the construction of the whole scheme.
- 3.5 The information provided with this application sets out those options in terms of internal layouts for the dwellings, elevation and external material details, and different elements which can be customised, such as windows (including bay windows), feature brickwork (such as quoining) around windows, chimneys and porches. This information is set out in multiple layout and elevational treatment options available for each plot and an overall 'customisation matrix' (a list of the different elements and features which future owners can pick and choose for their individual plots).
- 3.6 PCLT have also produced a 'Custom Build Design Control' document that sets out how they will ensure the overall scheme does not become 'monotonous', this includes a statement that 'no more than approximately 30% of the homes within the development will share the same primary external material'. The intention is that this control document will form part of the 'Custom Build Strategy' which will set out delivery timing, pricing principles, marketing methodology, buyer pre-qualification and site / purchaser management arrangements. As the Custom Build Strategy is a commercial document (due to the commercial sensitivities related to some of the information) this has not been shared with the Local Planning Authority and does not form part of the planning application submission.
- 3.7 The form of this 'reserved matters' application is in accordance with the definition of self or custom build as set out in the Section 106 Legal Agreement.
- 3.8 Some of the internal layout options that can be chosen show a reduction in the total number of bedrooms and the introduction of a study. However, for planning purposes, due to the size of the proposed study rooms these would still be classed as bedrooms (as they are large enough to accommodate a single bed). Therefore, the overall housing mix and size of dwellings set out in the outline permission is not changed through this proposal.
- 3.9 Each plot also retains sufficient space for off road car parking (2 spaces for 2 and 3-bedroom dwellings and 3 spaces for 4-bedroom dwellings). The only exception is Plot 6, with the layout options showing a car barn (on all options) integral to the overall building form. The applicant recognises that the use of a car barn does technically reduce the overall number of car parking spaces (as these types of spaces are not considered to equate to a full car parking space) however, the overall layout of this plot does still show sufficient space for three external parking spaces.

- 3.10 The options for bin and cycle storage are consistent with the Design Code (all are provided on-plot and are integral to the overall building design). In addition, it is proposed that each plot will be provided with electric vehicle charging (EV points).
- 3.11 In terms of sustainable construction (and the requirements of Policy SD48), the requirement for the Local Planning Authority to approve the final details are secured through planning conditions attached to the outline permission and an application seeking to discharge these conditions is yet to be made. However, as set out in the documentation for this application, the applicant is proposing a 'fabric first' approach (looking at the external fabric and air tightness of the dwellings) to make improvements over building regulations as well seeking to use timber frames for the main construction of the dwellings. In addition, the applicant is proposing the use of air source heat pumps for heating and hot water production and the use of low water consumption fittings to meet the requirements of Policy SD48. In addition, individual owners can choose to include PV panels on the main roofscape of the dwellings (please note, PV panels may be required anyway if the other measures proposed do not achieve the energy targets requirements of Policy SD48).
- 3.12 For the proposed landscaping, and again as in accordance with the outline permission, an open space bisects the site in two, contributing towards a transition from the more urban environment to the south to a rural area to the north where plots are larger. This open space is also the main green infrastructure feature across the site and provides space for Sustainable Drainage Systems SuDS. Other landscaping features include substantial hedgerow and tree planting to supplement the well-established site boundary treatments and to delineate between the individual plots.
- 3.13 In terms of the drainage details for the scheme, the requirement for the Local Planning Authority to approve the final details are secured through planning conditions attached to the outline permission (Conditions 5-7) and an application seeking to discharge these conditions is yet to be made. However, the applicant has confirmed within this application that the intention is to manage the surface water run-off through the installation of permeable paving, rain gardens within the individual plots, the use of infiltration and the communal dry ponds (as referred to in paragraph 3.11). Foul water drainage for each plot will combine within a new foul network for the scheme which will then connect into the existing sewer in Reservoir Lane. The applicant has also confirmed that the details proposed within this Reserved Matters submission would not conflict with plans for surface and foul drainage (i.e. if approved this application would not require substantial changes later once the details of the drainage have been finalised and relative discharge of conditions application submitted).
- 3.14 In terms of ecology, at the time the outline permission was granted the mandatory requirements relating to 'biodiversity net gain' (BNG) did not apply. Therefore, mandatory BNG does not apply to this subsequent 'reserved matters' application. However, the outline permission did secure through conditions, a number of ecological mitigation and enhancement measures such as through any proposed planting and the installation of bird boxes and bat boxes.
- 3.15 Amendments have been made during the determination of this application to address concerns raised by Officers particularly in relation to ensuring variety in the appearance of the dwellings and how the PCLT will ensure against the possibility (albeit a low risk) that every individual could select the same external materials and finishes.
- 3.16 Further discussion on how this application conforms to the approved outline permission and associated Plot Parameter Plan and Design Code is set out in Section 7 of this report.

4. Consultations

- 4.1 **Design Officer** – following the amendments received, provides the following comments:
- The high degree of repetition across plots, both in plan and elevation, creates a

visually uniform and suburban character. The absence of variation in ridge heights, roof pitches, use of dormers and gable treatments reduces visual richness and undermines the bespoke identity expected of a self-build scheme. Unfortunately, the forms were agreed at outline stage and so there is limited scope for improvement.

- The increased choice for elevational detail and material choice does improve things to some extent. Window sizes, detailing and potential bays now have some flexibility to provide some variability in the elevations (albeit roof forms are still near identical).
- The approved Design Code says: ‘The material palette should be reflective of the positive local contextual examples.’ The material palette proposed largely matches that in the approved Design Code and the use of stone matching locally found malmstone has now been included. Painted aluminium and vertical timber cladding are not locally characteristic but hopefully they will not predominate.
- The greater variety of material and colour choice available to custom build clients, as well as the new requirement to limit the repetition of the same main material choice is all positive.
- Tarmac and reinforced gravel with minimal edging for road surfacing is acceptable.
- The approved Design Code says: ‘The success of the proposals lies within allowed personalisation and variety of building form and detailing’ and this becomes more likely with the increased choice and restrictions on repetition but is largely dependent on the choices made by the 10 custom build clients.

4.2 **Environmental Health (East Hampshire District Council)** – Work associated with the outline application (SDNP/21/03545/OUT) established that further investigation work would be required specifically for Plots 1 and 4. No further information has been provided for this application therefore recommend a condition securing a verification report (demonstrating the soils for Plots 1 and 4 are suitable for residential use).

4.3 **Local Highway Authority (HCC)** – Whilst the proposal is generally in accordance with outline permission (and previously requested information), additional information is requested in relation to the details of the visibility splays for the proposed pedestrian access and that there is an appropriate management plan, and the payment of a financial bond, for the future management and maintenance of the internal roads (as this are not being offered up for adoption to the Local Highway Authority).

4.4 They also request an informative is added to any decision notice to notify the applicant / developer that a Section 278 agreement will be required to create the entrances onto the adopted highway.

4.5 **Officer comment:** Means of access was approved at the outline planning permission stage and is not a matter for consideration under this ‘reserved matters’ application. Information provided at that stage originally showed acceptable visibility splays for two vehicular access points (from Reservoir Lane). During the determination of the outline application, one of the access points was ultimately changed (i.e. ‘narrowed’) to be for pedestrians and cyclists only – this had no impact on the proposed visibility splays which are still considered acceptable. In addition, the outline permission has a condition securing the final details of the access arrangements (to confirm the visibility splays).

4.6 **Petersfield Town Council** – No Objection.

- Members have no objection but note there is no longer any option for self-build and no details to ensure occupiers have a local connection. It is also unclear if there are any safeguards in place to prevent one style dominating the site.

4.7 **Officer comment:** The definition of what constitutes a self or custom build dwelling and that the dwellings be occupied in accordance with local connection criteria were secured through the Section 106 Legal Agreement at the time the outline planning permission was granted. This Reserved Matters application is in accordance with the self or custom build definition set out in that Legal Agreement and once completed the occupiers of the dwellings will need to comply with the local connection criteria.

5. Representations

5.1 At the time of writing this report, 8 objections have been received. The issues raised are summarised below:

- Overdevelopment of the site and cramped layout is driven to maximise numbers
- Out of keeping and detrimental to the character and appearance of the local area / settlement pattern
- Massing, height and density exceed what is appropriate and would significantly urbanise this edge-of-settlement location
- Does not maintain the rural character, visual openness or transition to countryside
- Does not maintain valued local views
- Uniform features / layout, repeated typologies and engineered boundaries are not characteristic
- Large, flat-roofed box projections, black cladding and dark contemporary facades are out of keeping
- Support Design Officers comments – scheme is homogeneous and suburban in appearance
- Proposal is not genuine self build – what is proposed is pre-designed houses with minor superficial choices
- Inadequate ecological assessment and absence of detailed surveys
- Limited proposals of enhancing biodiversity or improving habitat connectivity
- No ‘biodiversity net gain’
- Inadequate detail on long-term ecological management or mitigation
- Insufficient planting / softening of boundary treatments and edges of site to help reduce visual impact
- Concerns have been raised by neighbouring landowners about access to their fields and having to drive over the proposed wildflower meadow within the site to gain access to their land
- Does not take into account requirements of the Dark Skies Reserve
- Will have unacceptable impact (both in terms of safety and capacity) on local highway network which is not suitable for an intensification of use
- Increased traffic would have detrimental impact on pedestrian and cycle safety
- Inadequate provision (and turning) for emergency vehicles and refuse collection
- Additional pressure on local infrastructure (medical, utilities, drainage etc)
- Increase pollution from new homes and associated traffic

5.2 **Officer Comment:** Sections 3 and 7 of this report set out the issues which are for consideration under this ‘reserved matters’ application. Some of the issues raised by the

letters of objection (such as the principle of building 10 dwellings on this site and means of access and associated highway impacts) have already been approved under the outline permission granted.

6. Planning Policy

6.1 Most Relevant Sections of the National Planning Policy Framework:

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 12 – Achieving well-designed places
- 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
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD21: Public Realm, Highway Design and Public Art
- SD45: Green Infrastructure

6.3 The South Downs Local Plan is undergoing a period of review and the First Publication (Regulation 18 Consultation) took place in 2025, with future consultation planned to take place in Summer 2026. Currently the emerging Local Plan does not carry weight in decision making. 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 Petersfield Neighbourhood Development Plan (A full list of other relevant policies and applicable legislation can be found in Appendix I):

- HPI – Housing Policy 1 (Allocated development areas)
 - Site H11 – Land north of Reservoir Lane
- HP7 – Housing Policy 7 (Custom and self-build dwellings)
- HP8 – Housing Policy 8 (Quality and layout of housing developments)
- BEP1 – Built Environment Policy 1 (The character, setting and quality of town’s built environment)

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

- Design Guide SPD

6.6 Relevant Objectives of the South Downs Management Plan (2026 – 2031)

- Objective 7.2 – to support the needs of local communities through affordable, accessible and low-carbon housing

7. Planning Assessment

7.1 As set out in the sections above, this site is allocated for ‘self / custom-build’ residential dwellings through Policy H11 of the PNDP (the allocation proposes an indicative number of 11 dwellings) and this ‘reserved matters’ application is seeking approval of the scale, appearance and landscaping for 10 ‘custom built’ dwellings granted permission under

SDNP/21/03545/OUT.

- 7.2 The outline permission also approved a 'Plot Parameters Plan', Design Code and a number of ecological mitigation measures (associated with the proposed hard and soft landscaping and details of the proposed dwellings) which any reserved matters application has to comply with. Therefore, the main issues for consideration for this application, in relation to the scale and appearance of the buildings and spaces and landscaping of the proposal, are:
- Design (including sustainable construction) and impact on landscape character and visual impact, including its accordance with the approved Plot Parameters Plan, Design Code and ecological mitigation measures, and
 - Impact of the proposed landscaping on ecology including its accordance with the approved ecological mitigation measures secured at the outline permission stage.

Design, Landscape Character and Visual Impact

- 7.3 The impact on landscape character and visual impact was considered in detail at the outline permission stage. It was concluded that whilst the introduction of built form (where there is currently none) would give rise to a degree of adverse impact this had to be weighed against the site being allocated for new homes in the PNDP. It was concluded that the development, through the use of the mitigation measures proposed (i.e. the approved Plot Parameter Plan and Design Code, and other planning conditions), would result in a development that would integrate well and preserve the scenic quality of the National Park. The use of the Plot Parameter Plan and Design Code would help shape and guide the later planning applications – such as this submission.
- 7.4 The overall design (scale and appearance of the buildings and spaces and landscaping) accords with the objectives of the approved Plot Parameter Plan and Design Code, as the proposal would provide 10 dwellings with private gardens and associated 'off-road' parking, together with a central 'communal' multifunctional landscaped space which can help manage water and enhance the biodiversity of the site.
- 7.5 The following bullet points set out how this application is in accordance with the specific elements within the approved Plot Parameter Plan and Design Code:

Plot Parameters

- Plot Form – the scale of (height, width and length of the dwellings) and landscaping associated with the dwellings accord with the plot form (the width and depth of the individual plots) allowing appropriate space for the differing sized dwellings that can be selected.
- Plot Orientation and Building Lines – the overall proposals accord with the principles set out on the Plot Parameter Plan and Design Code as each dwelling faces the public realm. The primary frontages either face onto the central public realm space or 'turn corners' to face onto other elements of the public realm such as the vehicular and pedestrian routes. These also create a strong and consistent building line.

Design Code

- Building Mass and Scale – the overall proposal accords with the Design Code as all the dwellings are no higher than 2-storeys and provide sufficient space for 'discrete' parking (on plot) whilst still retaining generous landscaped areas / gardens.

All the elevational design options for the dwellings have the same roof pitch / gable details for the house and flat roofed single storey elements (this element includes the integral bin and cycle stores). As highlighted in the Design Officer's comments, the absence of variation in ridge heights, roof pitches, use of dormers and gable treatments reduces visual richness and undermines the bespoke identity expected of a self-build scheme. The form and mass of the dwellings was largely set by the Plot Parameter Plan

and Design Code at the outline permission stage. This application does not conflict with those.

Following the submission of amended and additional plans, the increased choice for the main elevation of the dwellings (to include a malmstone option) and differing details and features (such as bay windows) does help to improve the overall design of the scheme.

- Streetscape Features – the overall proposal accords with the Design Code in providing a ‘loose linear development’ with a simple public realm (supported by native hedgerows). As suggested by the Design Code, the proposal as submitted includes architectural details such as porches and bay windows.

In addition to the comments above regarding the building mass and scale, the local context is that of simple fairly steep pitched dwellings which this proposal seeks to replicate.

As highlighted by the Design Officer’s comments, the success of the proposal lies within allowed personalisation and variety of detailing. This proposal provides increased choice (or options) making a positive contribution to the overall streetscape but ultimately is dependent on the choices made by the 10 custom build clients.

- Parking, Cycle Storage, Refuse and Garden Storage – parking and storage accords with the Design Code as all these features are integrated on plot or within the dwellings (for the refuse and cycle storage). This ensures that the public realm (and specifically the central green / open space) is not dominated by cars. The number of car parking spaces proposed for each plot is in accordance with the Design Code and the size of dwelling that would be selected (minimum of 2 spaces for 2-3 bedroom dwellings and 3 spaces for 4 or more bedroom dwellings).

As set out in paragraph 3.9 above, there is a slight amendment to Plot 6 to include a car barn. This is acceptable.

- External Materials – whilst there are multiple choices that the individual owners / occupiers can select from, the overall material palette is reflective of the local character and context. Many of the selections available provide a consistency of material and colour choices that will create a development which is balanced and complimentary and not disparate or discordant.

It is acknowledged that some of the choices available, such as the painted aluminium and vertical timber cladding, are not locally characteristic. However, through the ‘customisation matrix’ and control by the PCLT to not allow more than 30% of the dwellings to have the same main elevational treatment it is hoped that these will not be predominate materials.

- Boundary Treatments – the overall proposal for native hedgerows to the front and side boundaries of each plot is in accordance with the Design Code and it provides the ‘loose and open relationship with the public realm’. In addition, the proposed rear boundary treatments are shown to be a 1.2m high chestnut post and rail fence (within sufficient space to provide additional planting within the individual plots) is also consistent with the Design Code and landscaping strategy provided at the outline permission stage.
- Landscape Palette – the proposed landscaping plan is consistent with the Design Code and has the same details regarding planting specifications and materials for the roads / footways to those submitted at the outline permission stage.
- Sustainable Design Features – these are all in accordance with the Design Code. All the design options for the dwellings include PV panels on the roofscape and as set out in paragraph 3.11 above, it is the intention of the PCLT to provide air source heat pumps

and other measures to accord with Policy SD48 (and these elements are secured through conditions on the outline permission).

- 7.6 As highlighted in the paragraphs above, the overall form of the proposed dwellings is identical no matter what final material for the main elevations, details and features are chosen. This, together with some of the materials proposed, could result in a more homogeneous scheme than was originally intended for a 'self / custom build'. There is also an inherent risk, albeit very small, that individual owners could select 'all the same elements'.
- 7.7 However, this potential harm has been mitigated by the PCLT (the overall 'developer' for the site) providing a 'Custom Build Design Control' document. This sets out how they will ensure the overall scheme does not become 'monotonous' and includes a statement that 'no more than approximately 30% of the homes within the development will share the same primary external material'. This approach is acceptable and it is considered necessary to impose a suitably worded condition to ensure the final designs chosen follow this intention and to ensure that an appropriate variety of details and appearances are used across the site.
- 7.8 As set out in paragraph 1.2, this site is also in close proximity to a Listed Building (the Grade II listed, Tilmore House). In accordance with Section 66 of Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, special regard must be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.9 Tilmore House is approximately 35 metres from the nearest proposed dwelling (Plot 1). The outline permission granted does not involve any changes to the existing layout of Reservoir Lane within the setting of the Listed Building and the approved landscaping strategy and access arrangements established that the existing boundary hedgerow would be retained in its majority and existing gaps in the hedge would be planted. In addition, the Plot Parameter Plan and Design Code 'restricted' the orientation and maximum height of the proposed dwellings.
- 7.10 As set out above, this 'reserved matters' application is in accordance with Plot Parameter Plan and Design Code. In addition, the external materials chosen (the options available and mitigation measures proposed to avoid and limit any potential harm) and the overall landscaping plan (subject to suitably worded conditions securing the finer details) ensures the scheme responds positively to its context. Therefore, the proposal (including mitigation measures secured via suitably worded conditions) would preserve the significance of the Listed Building and its setting.
- 7.11 The proposed landscaping is consistent with details provided at the outline permission stage. The details submitted continue to provide opportunities for new planting, vegetation and tree cover that will assist in creating visual interest and providing a 'central' space which provide opportunities for habitats to connect and provide other benefits such as sustainable urban drainage. Subject to suitably worded conditions to secure the finer details, the landscaping proposals are appropriate and acceptable. Further comments are provided in the ecology section of this report below.
- 7.12 Highway matters such as access to the site (including highway capacity and safety issues), layout of highways internal to the site and the total number of parking spaces being provided have already been approved as part of the outline permission (and is unchanged through this submission). Therefore, the issue for consideration is whether the appearance and landscaping of the public realm are acceptable in access and parking terms. As already highlighted above, the proposal fully accords with the approved Design Code and the outline permission.
- 7.13 The scale, appearance and landscaping proposed through the detailed design of the common areas (internal roads and spaces) and the options of the buildings and associated spaces is acceptable and would continue to provide references to the local area and landscape

character and would make a positive contribution to this part of Petersfield.

- 7.14 On sustainable construction issues, given the nature of the proposal (i.e. 10 ‘custom built’ plots), the outline planning permission was structured in such a way (through the imposition of conditions) that allowed some flexibility as to how the individual plots / houses could achieve the requirements of Policy SD48 of the SDLP. Section 3 of this report (paragraph 3.11) sets out in more detail what is proposed.
- 7.15 This approach is consistent with the outline permission and its associated conditions. In addition, the installation of PV panels on the main roofscapes for the dwellings (both individually or cumulatively) would not be visually intrusive. Therefore, the proposal would accord with Policies SD5 and SD48 of the SDLP.
- 7.16 The overall design (the scale, appearance and landscaping) of the 10 ‘custom built’ dwellings and the options / choices afforded to future owners is in accordance with the outline permission and is generally appropriate to the context and setting of the site. Generally, the proposal would conserve and enhance the local landscape character and would not have detrimental impact on the character or appearance of the area. Where some harm has been identified, such as the lack of variety in the overall form of the dwellings and some of the material choices, those harms have been mitigated. In addition, where those limited harms cannot be fully avoided or mitigated, they can be outweighed by the overall proposal of providing self / custom built dwellings, five of which would be affordable, in accordance with the Petersfield Neighbourhood Plan. Therefore, in terms of design (including sustainable construction), landscape character and visual impact, this proposal is in accordance with relevant policies in the NPPF, PNDP and the SDLP.

Ecology

- 7.17 The proposed scheme would not have a detrimental impact on ecology. The outline permission (and its associated assessments and surveys) accepted that the site itself was of low botanical value, comprising a field of grass with boundary hedgerows. Most of its biodiversity value came from the grassland and hedgerows being habitats that support protected species: bats, hazel dormice, slow-worms and grass snakes. The outline permission secured (through conditions) a number of mitigation measures and enhancements for protected species which would apply to any reserved matters application, to ensure mitigation measures are provided.
- 7.18 As set out in paragraph 3.14, mandatory BNG does not apply to this ‘reserved matters’ application. However, this application does confirm that the existing green infrastructure will be retained and protected on site (except where the new accesses require the loss of some hedgerow) and will be enhanced by additional planting, such as native hedgerow (which in turns supports species rich habitats – also a priority outcome in the Hampshire Local Nature Recovery Strategy). The final precise details for the planting will be secured via suitable worded conditions.
- 7.19 As envisioned at the outline application stage, an open green space provides connectivity for people and wildlife, joining with trees and hedgerows along boundaries and beyond. The internal roads are narrow where they meet the open space to minimise breaks in the green infrastructure as well as to facilitate a future joined-up tree cover in the long term. Access to green infrastructure spaces will be available to all residents for enjoyment and management, which will contribute to its long-term success.
- 7.20 This application also includes the required ecological mitigation measures (secured at the outline permission stage) through the proposed planting (also subject to further conditions to secure the finer details) and other elements such as the installation of bird boxes (on Plots 2, 5, 6 and 10) and bat boxes (on Plots 1, 3, 4 and 7), which would help improve biodiversity on the site and conserve and enhance wildlife. Therefore, this scheme would conserve and enhance ecology, would not have any detrimental impact on protected species

and is in accordance with the relevant policies in the NPPF, PNDP and SDLP.

8. Conclusion

- 8.1 This proposal, for the scale, appearance and landscaping for 10 ‘custom built’ dwellings, is in accordance with the outline permission and its associated Plot Parameter Plan and Design Code. It will make a positive contribution to the character of the local area and any detrimental impacts are outweighed by providing local housing, including five much-needed affordable homes.
- 8.2 Therefore, the proposal would accord with the relevant policies with the National Planning Policy Framework, the Petersfield Neighbourhood Development Plan and the South Downs Local Plan (2014-2033) and South Downs National Park Partnership Management Plan (2026-2031) and the DEFRA Circular and purposes of the National Park.

9. Recommendation and Conditions

- 9.1 It is recommended that the reserved matters be approved subject to the conditions set out below.

Conditions

1. The development to which the permission relates shall be begun not later than two years from the date of this permission.

Reason: To comply with the provisions of Section 92(2) of the Town and Country Planning Act, 1990.

2. The development, or any Phase of 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 the consideration of this application’ including the following plan (herein referred to the Phasing Plan).
- Drawing Reference: 250139-WDK-XX-SI-D-A-04002 Rev P02 – Proposed CIL Phasing Plan

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

3. No development, or Phase of the development, including any site clearance works or ground works, shall commence on site until a Tree Works / Removal and Protection Plan, indicating which trees are to be removed and / or pruned and how the remaining trees will be protected during construction of the development, or Phase 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, or relevant Phase 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, or Phase of the development, including site clearance works or ground works shall be carried out in accordance with the approved details.

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

4. Notwithstanding the details shown on the approved plans, no development shall be commenced on Phase I (labelled as Public Open Space Phase I on drawing on drawing Reference: 250139-WDK-XX-SI-D-A-04002 Rev P02 – Proposed CIL Phasing Plan) until the final details of the soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The details and plans shall include:

- Detailed schedule of plants, hedgerows and trees, noting species, sizes and proposed numbers / densities;
- Tree protection measures (in accordance with details required under Condition 3);
- Planting methods including soil depth and support proposals (underground guying etc);
- Tree guards, staking and tree-pit construction information;
- Ground preparation;
- Surface dressing, where appropriate;
- Grassing / turfing operations;
- Seed mixes;
- Written specification for soil amelioration including cultivations, planting methodology, establishment and maintenance operations;
- Drainage proposals and surface water drainage features details (in accordance with the details required under Condition 6 of SDNP/21/03545/OUT);
- Treatment of external surfaces, paths and access ways, including their appearance, depth and permeability, kerbs, edges, steps and ramps, spot levels, finished floor levels, upstands and demarcation;
- Proposed and existing levels and falls, including any bunding or land alterations (including cross sections where relevant);
- Location, height and materials for all boundary treatments and other built means of enclosure including any gates, bollards, railings and fencing;
- Location, height and design of any street furniture, including any new street lighting, bins and other utilities equipment – the details of any lighting shall be in accordance with the information required under Condition 9 of SDNP/21/03545/OUT;
- Other ecological mitigation and enhancement measures required under Condition 11 of SDNP/21/03545/OUT.

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

5. Notwithstanding the details shown on the approved plans, no 'Future Phase' of the development (labelled as Plots 1 to Plot 10 on drawing Reference: 250139-WDK-XX-SI-D-A-04002 Rev P02 – Proposed CIL Phasing Plan) shall commence above slab level until the final details of the soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The details and plans shall include:
 - Detailed schedule of plants, hedgerows and trees, noting species, sizes and proposed numbers / densities;
 - Tree protection measures (in accordance with details required under Condition 3);
 - Planting methods including soil depth and support proposals (underground guying etc);
 - Tree guards, staking and tree-pit construction information;
 - Ground preparation;
 - Surface dressing, where appropriate;
 - Grassing / turfing operations;

- Seed mixes;
- Written specification for soil amelioration including cultivations, planting methodology, establishment and maintenance operations – including, where relevant, information in accordance with Condition 8;
- Drainage proposals and surface water drainage features details (in accordance with the details required under Condition 6 of SDNP/21/03545/OUT);
- Treatment of external surfaces, paths and access ways;
- Proposed and existing levels and falls, including any bunding or land alterations (including cross sections where relevant);
- Location, height and materials for all boundary treatments and other built means of enclosure including any gates, bollards, railings and fencing;
- Any Air Source Heat Pumps to serve the dwellings and any other external buildings or structures required under Condition 13 of SDNP/21/03545/OUT;
- Other ecological mitigation and enhancement measures required under Condition 11 of SDNP/21/03545/OUT.

Reason: In the interests of amenity, to achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.

6. All hard and soft landscape works shall be carried out in full accordance with the approved details (in accordance with Conditions 4 and 5).

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

All soft landscaping shall be carried out in full accordance with the approved details prior to the development or relevant Phase of 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 10 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 and to conserve and enhance the landscape character.

7. No 'Future Phase' of the development (labelled as Plots 1 to Plot 10 on drawing Reference: 250139-WDK-XX-SI-D-A-04002 Rev P02 – Proposed CIL Phasing Plan) shall commence above slab level until:

- a full schedule of the external materials and finishes to the dwelling for that relevant Phase of the development, and
- EV charging facilities and vehicular parking for that relevant Phase of the development

has been submitted to and approved in writing by the Local Planning Authority.

The full schedule shall include information that demonstrates that the details provided accord with the approved 'Custom Build Design and Delivery Statement VI December

2025' (produced by XERA) and the 'Custom Build Design Control: External Appearance, Materials and Street Scene' (produced by XERA).

Thereafter the development, or Phase of 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.

8. The development, or Phase of the development, hereby permitted shall not be occupied or brought into use until a Verification Report, demonstrating that the rear garden soils for Plots 01 and 04 (as shown on drawing reference: 250139-WDK-XX-SI-D-A-04002 Rev P02 – Proposed CIL Phasing Plan) are suitable for residential use (including the growing of home-grown produce), has been submitted to and approved in writing by the Local Planning Authority.

The Verification Report shall include details of all validation sampling, analytical results, and any necessary remediation or soil management undertaken to achieve suitable ground conditions.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

9. The development, or Phase of the development, hereby permitted shall not be occupied or brought into use until an 'Estate Management Plan' has been submitted to and approved in writing by the Local Planning Authority.

The submitted Estate Management Plan shall provide details as appropriate but not restricted to the following matters:

- the management and maintenance regime, including who is responsible for undertaking those works, for the retained, enhanced and newly created vegetation and habitats and areas of hard and soft landscaping in the public realm;
- the management and maintenance regime, including who is responsible for undertaking those works, for any roads or footways and external lighting within the public realm, within the development.

The development shall, thereafter, be carried out in full accordance with the approved details and managed thereafter.

Reason: To deliver suitable ecological mitigation and enhancements on site and to safeguard the interests of the character and appearance of the area and the quality of the development.

10. 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, works or minor operations as defined within Part 1, classes A-H and Part 2, classes A-E of Schedule 2, shall be erected or undertaken on the site, unless permission is granted by the Local Planning Authority pursuant to an application for that 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 in the interest of amenity.

ROB AINSLIE

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Appendices: Appendix I - Information concerning consideration of applications before committee.

Background Documents: [All application plans, supporting documents, consultation and any third-party responses for SDNP/25/04147/REM](#)

[Petersfield Neighbourhood Development Plan](#)

[South Downs Local Plan 2019](#)

[Supplementary Planning Documents and Technical Advice Notes](#)

