

Report to	Planning Committee
Date	12 February 2026
By	Director of Placemaking
Local Authority	East Hampshire District Council
Application Number	SDNP/25/04090/FUL
Applicant	Brackley Investments Ltd
Application	Demolition of existing structures and erection of 70 bed 3 storey C2 Older Persons Care Home with associated access, parking and landscaping.
Address	Land North of Durford Road, Penns Place, Petersfield, Hampshire, GU31 4 HA

Recommendation:

- 1. That the application be granted planning permission subject to the conditions set out in Section 9 of this report and any amendments or other conditions to address technical matters, and subject to the completion of a Section 106 Agreement, the final form of which is delegated to the Director of Placemaking, with obligations relating to:**
 - i. Securing the delivery of Biodiversity Net Gain onsite and offsite and Habitat Management and Monitoring Plan (as well as the associated monitoring fee) and purchase of Off-site Biodiversity Net Gain units/statutory credits;**
 - ii. Highway access works and a financial contribution for off-site works for sustainable travel (£39,500);**
 - iii. Securing a Travel Plan and the formal approval fee (£1,500) and monitoring fee (£15,000) of the Travel Plan and financial surety; and**
 - iv. Estate Maintenance and Management Plan (to include landscaping, internal roads and surface water and foul drainage)**
 - 2. That authority be delegated to the Director of Placemaking to refuse the application with appropriate reasons if the Section 106 Agreement is not completed or sufficient progress has not been made within 6 months of the 12 February Planning Committee Meeting.**
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Site Location Map



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Executive Summary

The application seeks full planning permission for a 70-bed dementia care home (Use Class C2) on previously developed land at Land North of Durford Road, Petersfield. The site is allocated for employment use in the Petersfield Neighbourhood Development Plan; however, a robust two-year marketing exercise has demonstrated no meaningful commercial interest, and the proposal would deliver approximately 75 full-time equivalent jobs together with meeting an identified local need for specialist dementia care. Officers therefore consider the departure from the Neighbourhood Plan justified.

The scheme adopts a landscape-led approach that responds sensitively to the site's mature tree belts, wet woodland characteristics and hydrological constraints. The T-shaped building, articulated roofscape and domestic-scale detailing reduce massing and enables a woodland character to be maintained. The proposal delivers enhancements to biodiversity, retains key trees and secures both on-site and off-site Biodiversity Net Gain.

Safe and appropriate access is provided from Durford Road, with a pedestrian route and crossing to be secured through the Section 106 Agreement. Parking provision is appropriate for the type of development, and a Travel Plan will help promote sustainable travel options. The development does not prejudice the safeguarded Rother Valley Way or prevent future delivery of pedestrian and cycle improvements.

Flood risk has been addressed comprehensively through reduced discharge rates, increased attenuation capacity and a detailed sustainable drainage system (SuDS) strategy incorporating green roofs, swales and below-ground infrastructure. Final details and long-term maintenance will be secured by condition and Section 106 obligations.

Overall, the proposal represents a policy-compliant, landscape-led and technically robust scheme that addresses a clear community need. Officers recommend approval, subject to conditions and completion of the Section 106 Agreement.

I. Site Description

- I.1 The application site 0.6 hectare (ha) relates to western part of the site known as 'The Domes', which is allocated for additional employment use in the Petersfield Neighbourhood Development Plan (PNDP). These domes were originally constructed in the 1960s and intended as chicken coops although have more recently been used for storage.
- I.2 The site contains one of the 'Domes' cited in the allocation with two existing access points from Durford Road, which is located to the south of the site – one of which is demarcated by a 2 metre (m) high mesh gate. The remainder of the site has been left unmanaged for some time and subsequently populated with self-seeded trees and understorey.
- I.3 The north and south boundaries of the site are covered by group Tree Preservation Orders (TPO) and contain multiple Category A trees (predominantly Oak). The protected trees along the northern boundary lie just outside the application site. The western boundary is also lined with mature trees, one of which is also subject to an individual TPO; a Category A Oak. Mature vegetation also comprises the eastern boundary, although this is less formal and bleeds into the remainder of the Domes site, which is more noticeably managed.
- I.4 Adjacent to the northern boundary lies a disused railway embankment and route (the northern TPO marks the edge of this embankment). This route is referenced in South Downs Local Plan (SDLP) policy SD20 as a disused railway safeguarded for a potential non-motorised travel route (Petersfield to Pulborough via Midhurst). Durford Road to the south forms part of the Serpents Trail, which continues to the open countryside beyond to the east. Penns Place, which is an unadopted highway, runs along the western boundary leading to the Taro Leisure Centre. To the west is a housing estate, comprising predominantly two-storey dwellings. The land to the south is currently subject to an extant planning permission

for an extra-care / assisted living community which comprises 97 dwellings (apartments, chalets and bungalows).

- 1.5 The site is within 5 kilometres (km) of two Special Areas of Conservation (East Hampshire Hangers and Butser Hill) and 6.3km from the Wealden Heaths Special Protection Area. The Rotherlands Local Nature Reserve (LNR) is approximately 500m north of the application site.

2. Relevant Planning History

- 2.1 SDNP/25/01683/PRE – Demolition of Dome structure and redevelopment for a three storey 70 bed C2 Care Home with associated landscaping, access and parking.

Status: The pre-application proposal received advice from the Design Review Panel, summarised as follows:

- The DRP panel believe that the applicants know what they are doing.
- The real challenge and opportunity is in managing the integration and transition between different landscape zones. Moving from a perceived natural edge into a more managed environment requires subtlety and layering. The relationship between the public realm and the building's visibility is another key moment. Using hedgerows for security is a clever solution they offer containment without feeling defensive, and they contribute to the landscape character.
- The idea of wilder edges and glimpsed views is particularly powerful. It helps reduce the visual impact of the building, allowing it to sit more gently in the landscape. Creating a village feel is not about the size of green space it is about how space is shaped, enclosed, and activated.
- Water management is being treated as a design feature, which is encouraging. The wetland character and its role in the transition zones add ecological and experiential value. An integrated approach that models the building, landscape, and views together would really help communicate this vision more clearly.
- It is evident that the scheme has been well considered there is a strong foundation here and refining the visual narrative will only strengthen it.

- 2.2 SDNP/25/03132/SCREEN - Demolition of structures and development of a three storey C2 Older Persons Care Home with associated access, parking and landscaping.

Status: Environmental Impact Assessment not required – 20 May 2025

There has been no lawful development certificate issued for the application site, however the last known use is as storage (Use Class B8).

3. Proposal

- 3.1 The application is seeking approval for a 70-bed, self-contained care home (Use Class C2), designed to support a growing need for specialist dementia care accommodation.

- 3.2 The accommodation and associated services are spread across three storeys; the second floor being accommodated within the roof and facilitated by dormers. The crown roof will feature a green roof with solar panels and a green roof between the pitches. The building is laid out in T-shaped formation with the 'top' edge parallel to the northern boundary. The ground floor includes assorted communal facilities, including:

- Hair salon;
- Shop;
- Sun lounge;

- Tea room;
- Cinema; and,
- Treatment Room;

As well as staff offices, lounge and changing room.

- 3.3 The existing westernmost access from Durford Road will be utilised to achieve vehicular access to the site, with a separate pedestrian access marked by a simple lych-gate feature provided on the corner with Penns Place. The access further along Durford Road will be closed and planted over. Parking for 27no. cars, including two disabled spaces and two service bays is proposed to the west of the building. Internal cycle parking for staff is provided within the main building (along with refuse storage) and 6 visitor cycle spaces will be provided externally.
- 3.4 Properties on the ground floor have small, raised patios/terraces with a large communal terrace adjacent to the eastern elevation, serving the sun lounge.
- 3.5 Secure garden space for all residents is provided to the east of the building and includes paths, seating, water features, shelter, produce gardens and a children's play area. Further water features (ponds / swales) are proposed to the north and west of the building.

4. Consultations

4.1 **Archaeology, Hampshire County Council (HCC) – No Objection.**

- There are no archaeological records that would support an argument for high archaeological potential, therefore no archaeological issues or need for conditions are raised.

4.2 **Design Officer – No Objection.**

- This is a well-considered development within existing mature trees with an architectural approach which helps to reduce the perceived mass of what is a large building successfully on the site. Conditions securing details of materials, ecosystem service details and sustainable construction are advised.

4.3 **Ecology (Hampshire County Council) – No Objection, subject to conditions.**

- Surveys have confirmed the likely absence of reptiles, dormice and great crested newts on site. Badgers are known to be present in the area. A precautionary approach to protected species is considered acceptable.
- Presence of rare and light sensitive bats on site has been confirmed. The proposed lighting strategy needs to be considered in this context. Final details of an updated lighting strategy which confirms less than 1 lux light spill along the edge of the wooded areas and water features should be secured by condition.
- The BNG report and calculations are accepted.

4.4 **Environment Agency – No Objection.**

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

- The updated Energy Centre Noise Impact Assessment produced by Peninsular Acoustics dated October 2025 has assessed the key noise sources at relevant receptor locations. The assessment has been undertaken in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. The report concludes that the plant is likely to have a low impact on nearby residential amenity. We agree with the conclusions of the report and, providing the development is constructed and operated as detailed in the report, no additional noise mitigation is required. A

condition should be applied to require the development to be installed as per the proposals submitted.

4.6 Southern Water – No objection.

- There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.79l/s. Final details of foul drainage and any surface water disposal proposed to the public surface water sewer should be secured by planning condition.

4.7 Local Highway Authority – Objection.

- The Local Highway Authority (LHA) has confirmed they are satisfied the proposal will not lead to overspill parking on the highway and that the resulting traffic impact on the wider highway network would be modest.
- However, following the submission of further information, the LHA objects to the proposal on the following grounds:
 - The existing substandard Durford Road/Penns Place/Harrier Way junction will see an intensification of vehicle flows and given the confirmed visibility obstruction, are not satisfied the junction arrangements are acceptable;
 - Whilst the relocated pedestrian access offers an improvement, further refinement is required; and
 - Vehicle tracking shows only a standard refuse vehicle could occupy the carriageway, creating potential conflict with oncoming traffic.
- In the event planning permission is granted, conditions are recommended to secure further details of visibility splays, pedestrian access, internal access and a financial contribution of £39,500 towards off-site highway and sustainable travel improvements.

4.8 Landscape Officer – No Objection.

- The site is allocated in the PNDP, which means the principle of development has been accepted in planning terms. The proposal is for a dementia care home – this kind of use brings with it additional constraints in terms of layout, design and to a degree, architectural interventions. The applicant has successfully overlaid these requirements with the needs of this site in terms of landscape. Conditions securing details tree protection measures, green roof details, hard and soft landscape are advised.

4.9 Lead Local Flood Authority (HCC) – Further information requested.

- Further details to demonstrate that the existing flood risk will be effectively managed and not increased in other areas as a result of the development. Clarification of the greenfield run-off rates, updated discharge rates and drainage hydraulic modelling should be provided.

4.10 SDNPA Planning Policy – Comment.

- It is for the case officer to be satisfied that the marketing information is sufficient to meet the marketing requirements set out in the South Downs Local Plan to justify the loss of an allocated employment site for care bed spaces, of which there is an identified need for both.

4.11 Petersfield Town Council – Objection.

Object on the following grounds:

- Overdevelopment of the site;
- Number of car parking spaces both for staff and visitors are not adequate;

- The egress from the site for pedestrians is directly on to a busy road. There needs to be a footway from the site for pedestrians crossing the road safely;
- There appears to be no robust marketing evidence for this site which is allocated in the Petersfield Neighbourhood Plan for employment;
- The site provides important habitat for local wildlife and this would need to be taken into account when considering disturbance and BNG; and
- The Town Council would like to see a contribution from the developers for open spaces.

5. Representations

5.1 23 objections (including Midhurst Area Cycling and Petersfield Climate Action) and 1 neutral comment have been received since the scheme was first submitted. The comments are summarised below.

5.2 Objections

- Impact on existing mature trees;
- Current road infrastructure beyond capacity, particularly Pulens Lane and Durford Road;
- Wider concerns regarding highway safety;
- Increase in noise;
- Cumulative impact with McCarthy and Stone development to the south, during both construction and operations;
- Existing site is very waterlogged and frequently flooded; appears to be inadequate management of water on site;
- Potential for flooding off-site if not properly handled;
- Lack of engagement with community;
- Potential proliferation of 3-storey development in the area – scale and character of which is out of keeping;
- Inappropriate location for elderly residents;
- Will prevent existing residents from accessing countryside along Serpents Trail;
- Insufficient parking onsite;
- Impact of lighting on dark skies and wildlife;
- Unsuitable location for development with poor transport links to town centre;
- Impact on and potential loss of proposed section of Rother Valley Way, which is a safeguarded route for future development – this should be fully protected as part of the proposal;
- Uncertainty regarding plans for Serpents Trail and improvements to unadopted section impacted by development; and
- Proposed care home use doesn't serve a community interest.

5.3 Neutral Comment

- At least 10 swift bricks should be included in the design, to be installed in accordance with BS 42021:2022.

5.4 **Friends of Rother Valley Way**

Object on the following grounds:

- The application will adversely impact the potential to re-use the Petersfield – Pulborough (via Midhurst) disused railway line as a non-motorised route. This is contrary to Strategic Policy SD20 of the South Downs Local Plan.
- The application fails to give first priority to pedestrian and cycle movements as required by the NPPF. Furthermore, the ‘vision-led approach’ to transport issues required by the NPPF has not been achieved during the plan-making process.
- Lack of safe pedestrian and cycle crossings together with the lack of a link through the site for cycles and wheeled mobility aids, will adversely affect access to the site.
- Clarification needed about the repair and maintenance of the unadopted part of Durford Road.
- The development of this site could provide opportunities to improve access for residents to local amenities and to facilitate access to the disused railway line, but this poor application will hinder access.

5.5 **Petersfield Society**

- Loss of an undeveloped scrub woodland area on the eastern edge of the town that provides habitat for wildlife. It seems clear that the whole site will be cleared. We hope that the more mature trees on the periphery of the site will be retained and protected by Tree Preservation Orders.
- The proposed building is of immense mass and appears to be designed to emphasise rather than diminish or soften the bulk of the building.
- The access must come from the side road (i.e. the continuation of Durford Road) rather than Harrier Way/Penns Place Road, where no safe access could be achieved.
- Car parking on the site appears to be inadequate. Although residents may not have cars there will be a significant need for visitor, and particularly employees on-site parking, because there is no street parking available nearby, and roadside parking along Harrier Way is not acceptable alternative.

5.6 **Cllr Louise Bevan (Heath Ward Councillor)**

Strongly agree and endorse the concerns raised by Petersfield Society, Petersfield Town Council and Friends of Rother Valley Way and with the many objections raised by residents of the area.

- Sensitive site – proposed building would be too big.
- Negative impact on the future Rother Valley Way.
- Commitment needed for financial contribution to improve Durford Road/Heath Road/Pulens Lane junction.
- The applicant has stated that the proposed pedestrian crossing cannot be moved to reflect the obvious desire line because Penns Place is unadopted and owned by EHDC. Can this be challenged?
- Petersfield Sewage Works – any upgrade proposed as a result of the scheme?
- Application should be considered in its wider yet immediate context including the Macarthy & Stone retirement village development, the growing use of the sports and leisure facilities at Penns Place, and the land at Penns Place recently marketed by EHDC.

6. Planning Policy

6.1 Most Relevant Sections of the National Planning Policy Framework:

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

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

- SD4: Landscape Character
- SD5: Design
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD19: Transport and Accessibility
- SD20: Walking, Cycling and Equestrian Routes
- SD25: Development Strategy
- SD35: Employment Land
- SD45: Green Infrastructure
- SD48: Climate Change and Sustainable Use of Resources
- SD49: Flood Risk Management
- SD50: Sustainable Drainage Systems

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 can be found in Appendix I):

- NEP6: Links to the Countryside
- NEP7: Biodiversity, Trees and Woodlands
- BP1: Allocate Sites Specifically for Employment Use
- BP2: Protect Existing Employment Sites

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

- Design Guide SPD
- Parking SPD
- Biodiversity Net Gain TAN
- Ecosystem Services TAN

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

- Objective 1.1 – To improve, expand, connect and increase the resilience of wildlife-rich habitats and land managed for nature to ensure we are on track to reach 60% managed for nature by 2060.
- Objective 2.1 – To support businesses and local communities to take positive climate action to ensure they are adapted and resilient to climate change.
- Objective 3.1 – To support catchment-based partnership approaches to water management so that nature and communities can thrive, and flood risk is reduced.

7. Planning Assessment

7.1 This application is seeking full planning approval for the construction of a 70-bed care home (Use Class C2) with associated facilities, landscaping – including surface water drainage features, improved access from Durford Road and parking. The main issues for consideration are:

- Principle of development and wider context
- Landscape Character and Scheme and Design
- Highways, including Public Rights of Way, and Parking
- Ecology, Ecosystem Services and Biodiversity Net Gain
- Flood Risk and Water Environment
- Neighbour Amenity
- Sustainable Construction

Principle of Development

7.2 The application site is previously developed land within the Petersfield Town Settlement Boundary where the principle of development is supported. The site has been allocated for employment use in policy BPI of the Petersfield Neighbourhood Development Plan (PNDP) and therefore uses other than for employment would not normally be acceptable.

7.3 The applicant has prepared a Marketing Statement, which demonstrates the site has been marketed for a period of more than 2 years as land allocated for employment uses (in line with the PNDP allocation). The marketing campaign included:

- Mailshots
- Website marketing with links
- Flude’s applicant database
- Local commercial agents list
- General investors/developers list
- Industrial agent’s society
- Marketing board

7.4 Details of the enquiries leading from this marketing campaign indicate that there was no meaningful interest in the site for office/light industrial use. Other enquiries for potential use for storage and other miscellaneous uses were also made with no follow-up. Further information has also been provided regarding the marketing price and how such a figure was determined. Officers are satisfied that based on the evidence, this was reflective of the market conditions and the site context. Overall, it is considered that the marketing campaign was robust and has fulfilled the requirements for marketing under Appendix 3 of the SDLP.

- 7.5 The applicant has also provided a socio-economic assessment in support of the proposed development. This concludes that the proposed use would generate the equivalent of c.75 full-time employees, which is a reasonable contribution to the economic profile of Petersfield.
- 7.6 There is a demonstrable need for further specialist-care facilities within Petersfield. The accommodation proposed would be dementia-care, catering for an average age of 80+ years, of which there is an even more acute need. Based on the results of the marketing, the job creation and the provision of a use that has been demonstrated as being needed in the locality, it is considered that the principle of a specialist care home on this site and departure from Policy BPI is acceptable.

Landscape Character and Scheme Design

- 7.7 The proposed layout has been driven by a set of principles which have been derived from the site context. Key to these is the wet woodland and character it derives; mature, stand-out trees along all boundaries, surface water attenuation within the site and an immediate change in perceptual qualities when crossing Penns Place onto Durford Road on the southern edge of the site.
- 7.8 The building has been pulled away from the boundaries to remove pressure on the tree belts and minimising tree loss. This also ensures that spaces where water naturally gathers, particularly to the north of the site, can be utilised as surface water features.
- 7.9 This layout also has to take into account the requirements for delivering an internal arrangement suitable for the use as a dementia-care home. The applicant has taken a 'household' design approach, which means the building is formed of smaller clusters of 8-10 bedrooms with day rooms, dining room and dedicated staff space for each group. This approach is in accordance with the Stirling University Dementia Centre 'Design Services Toolkit'. Following a series of iterations, the T-shape building is considered to most successfully balance the accommodation needs with the site's constraints and opportunities.
- 7.10 Whilst the building is large, it has been kept below the tree canopy to maintain a woodland character. The combination of the T-shape, the articulation of the roof with variable heights, gables and domestic-scale dormers as well as the use of set-backs, balconies and proposed subtle changes of materials, successfully reduce the perceived mass and create a more domestic character.
- 7.11 The material palette includes two types of red brick, with red clay tile hanging, which is reflective of Petersfield's character. This will be under a clay tile roof, which is again appropriate for the location. Aluminium window frames have been confirmed; final confirmation of all materials and finishes will be secured by condition.
- 7.12 The integration of key services – laundry, refuse and cycles storage – into the main building reduce onsite clutter. The standalone substation has been carefully located within the car park and integrates with the main building. The T-shape building enables clear definition of private and public spaces without introducing long stretches of fencing.
- 7.13 The site has been left largely unmanaged for a significant period, which has allowed for significant self-seeded trees to spread through the site. Much of this will be removed to facilitate construction, however in its place a soft landscaping scheme is proposed to deliver characteristic and biodiverse habitats. This will include additional tree planting, grassland and hedgerows to supplement the retained tree boundaries and provide further enhancements around the proposed swales and pond features. Final design details for soft landscaping, in combination with drainage design and tree protection will be secured by condition.
- 7.14 The scheme has delivered a landscape-led solution for the development of the site which provides opportunities for conservation and enhancement of landscape character alongside

the delivery of the care home. This is in accordance with policies SD4, SD5 and SD45 of the SDLP.

Highways, including Public Rights of Way (PRoW) and Parking

- 7.15 Vehicular access to the application site is achieved from one of the existing access points on to Durford Road. Whilst the majority of Durford Road is in private ownership, the junction with Penns Place/Harrier Way is part of the local road network and adopted. The access is proposed to remain single width, with passing /waiting space available immediately within the application site. The Local Highway Authority (LHA) has raised concern about potential vehicle conflict arising from this arrangement and on Harrier Way, within the Local Highway Network. A solution would be to widen the access between the site and Durford Road, which would include the removal of further trees and proposed vegetation creating a more formalised and urban character. Given the proposed use of the site, it is considered that the risk of conflict is low and does not outweigh the landscape character and visual amenity harm that would arise from a widened access point.
- 7.16 The LHA has also raised concern regarding the northern visibility splay at the Durford Road – Penns Place/Harrier Way junction. This is largely a result of a the large, Category A Oak Tree close to the northern corner of this junction and the ‘intensification of vehicle flows forecast’. Whilst Officers acknowledge this concern, it remains that the site could operate without any further planning assessment for storage and distribution use in the future and this is an existing, adopted vehicular access. The difference in trip generation, as demonstrated in the Transport Statement Addendum, between the two uses is minor; 7 additional trips under the proposed use. The understorey planting (existing and proposed) will be managed to remain under 0.6m in height in order to maximise visibility and secured as such by condition.
- 7.17 The alternative is to request the removal of the tree and officers have completed a balanced assessment on this point. The tree plays an important role in the character of the area and is a significant feature in the locality. Its removal would conflict with the landscape-led objectives of the applicant’s design approach and would cause considerable harm to local character. The removal of the tree, and the harm that would cause, is considered to be unjustified , taking into account the existing use of the site and the additional mitigation secured with respect to visibility splay. It is therefore considered that any further intervention to create larger visibility splays involving works to the existing tree are currently unnecessary.
- 7.18 The applicant had explored the potential for relocating the access on the western boundary, with Penns Place. This is an unadopted highway in the ownership of East Hampshire District Council (EHDC). The applicant advises that enquiries were made to EHDC about the potential for this to be delivered although there has been little interest to date. Whilst this would be desirable, it is not a requirement, and an appropriate vehicular access solution has been demonstrated on Durford Road. Whilst a suitable access is considered to have been achieved as proposed, should the opportunity arise in the future, the applicant could pursue this through the re-arrangement of the parking provision.
- 7.19 A separate pedestrian access is proposed to the west of the vehicular access on Durford Road. This has been relocated to avoid conflict with the Penns Place/Harrier Way junction and the Oak tree previously mentioned. It makes use of the existing separated pavement on Durford Road and allows for a more desirable route into the site and a safer route for pedestrians to the south and west. The LHA welcome this change and it is noted that further refinement may be needed as the pedestrian route crossed to the south. A crossing point to the south of the Durford Road – Harrier Way/Penns Place junction is also proposed and would be secured as part of the Section 106 Agreement.

- 7.20 The pedestrian route through the site is well integrated and gives priority to pedestrians and non-motorised forms of transport. Parking and turning are contained to the west of the building, which limits the impact of vehicles within the site.
- 7.21 27no. parking bays are provided, including service bays and disabled parking. Based on the proposed use, the Trip Rate Information Computer System (TRICS) assessment shows that parking demand does not exceed this provision and the LHA is satisfied the proposal will not lead to overspill parking on the highway. Whilst the number of employees is greater than the number of spaces, not all employees will be on site at the same time. A Travel Plan will also be secured through the Section 106 Agreement, which can incentivise car sharing and other sustainable forms of transport to reduce potential car use. The principle of a financial contribution towards sustainable travel improvements has been agreed. Cycle storage is also provided for both staff and visitors, which will be secured through condition.
- 7.22 There have been several concerns raised regarding the impact on the safeguarded Petersfield to Petworth (via Midhurst) walking and cycling route – also known as the Rother Valley Way. The route itself lies outside of the application site and runs east/west adjacent to the northern boundary. It is on top of an embankment, which terminates at Penns Place and continues on the other side of the highway. To the north of the embankment is a recreation/sports ground.
- 7.23 Given the location outside of the site, the proposal will not result in the direct loss of the safeguarded route. It would, however, potentially limit the options for achieving a suitable access off the embankment. Based on the evidence produced to support the current application and the constraints identified on site – including the protected trees and areas of wet woodland – it is considered highly unlikely that such a route from the embankment would be achievable even if the development were not occurring in this form. The Friends of Rother Valley Way advise that an alternative could be to divert from the original railway route further east, to head south and meet the existing route of the Serpents Trail and connect back once Penns Place/Harrier Way had been crossed. The proposed development would not prohibit such a route and could in fact deliver the ability for a safer crossing on Harrier Way. Therefore, the proposal accords with policy SD20 of the SDLP.
- 7.24 Further concerns have been raised regarding the potential impact on the Serpents Trail (Durford Road) as it runs to the south of the site and eastwards. It is not known who owns the section of Durford Road that heads east from the junction. There is therefore limited scope to secure improvements for the length of this section, in connection with the proposed development. Based on the Transport Statement submitted with the application, the volume of additional traffic resulting from the operation of the development is not excessive and is unlikely to change the overall character and safety of the PRoW. A financial contribution towards improving sustainable travel is required as a result of the development. It could be reasonable and proportionate for some of this contribution (or through an agreed Highways Works Strategy) to go towards improvement of any areas of Durford Road over which the applicant has a right to maintain/manage. This is being explored with the applicant and the LHA and will be finalised as part of the Section 106 Agreement.
- 7.25 The effect on existing walkers, wheelers and cyclists as well as better connectivity for future residents of the care home has been taken into consideration. The proposed development does not have an adverse effect on existing users in the vicinity, as any potential impact will be mitigated through the steps proposed above. The nature of the care home is such that residents are unlikely to leave the site often, and if so they would be accompanied by staff. Therefore, it is considered that a link and crossing to the northwest of the site will not be necessary.
- 7.26 The proposed development has provided appropriate solutions and mitigation which is proportionate and characteristic of the site context. Adequate parking, turning and highway design have been demonstrated through the submission and will be secured by condition.

Despite raising an objection, the LHA has recommended a number of conditions if Committee were minded to approve the scheme. Where appropriate, these have been included or integrated into the Heads of Term for the Section 106 Agreement. The proposal will not result in an unacceptable impact on highway safety nor will the residual impact on the network be severe. Other matters, including potential highway improvements and the Travel Plan will be secured through the Section 106 Agreement. As such the proposal complies with SD19, SD21 and SD22 of the SDLP.

Ecology, Ecosystem Services and Biodiversity Net Gain (BNG)

- 7.27 The site has been left for a significant period of time and as a result has developed areas comprising sensitive habitats. This includes wet woodland and bramble scrub. The development of the site will inevitably result in the loss of some of this habitat. Through the landscape-led approach, steps have been taken to restore and enhance some areas on-site for these habitats, including the removal of invasive non-native species that are currently present.
- 7.28 The importance of the mature and veteran trees around the site has also been recognised – these are to be retained and specific protection measures during construction that take account of their status will be secured through conditions.
- 7.29 Surveys have confirmed that dormouse, roosting bats and reptiles are not present on the site. Badgers are present and the site presents suitable foraging for bats, birds and hedgehogs. A suite of mitigation measures are proposed to support bats, birds, invertebrates, hedgehogs and badgers during and after construction, which can be secured through condition. Further steps will need to be taken in respect of external lighting, to prevent impact on existing bat foraging opportunities and this is secured through condition too.
- 7.30 Given the distance from designated sites, the reasons for their designation and the nature of the development, it is considered that there would be no impact on these protected areas. Mitigation measures are proposed as part of the Ecological Impact Assessment to protect the Rotherlands LNR during construction. There will be no operational impacts on the designated sites.
- 7.31 Whilst there will be some habitat creation and retention on site, it will not be possible to provide all BNG on site, specifically wet woodland habitat units. The applicant has confirmed they will be seeking to secure the purchase of off-site units/credits either through a local Habitat Bank or through the government’s statutory credit scheme. This will be secured through the Section 106 Agreement.
- 7.32 The applicant has also provided an Ecosystem Services statement, which demonstrates the positive interventions – many of which have been outlined already – the delivery of these will be secured through condition.
- 7.33 Overall, whilst there will be a loss of habitat it is acknowledged that this is an allocated site and so the principle of development is already established. This would have inevitably resulted in habitat loss. It is worth noting that much of this is self-seeded and unmanaged, including non-native species. The applicant has been mindful of the current state of the site and has provided a strong landscape response. The scheme seeks to deliver a series of positive interventions, enhancements and compensation for wildlife and biodiversity. Therefore, the scheme accords with SD2, SD9, SD10 and SD45 of the SDLP.

Flood Risk and the Water Environment

- 7.34 The applicant’s flood risk assessment (FRA) has highlighted the site is at high risk from overland and groundwater flooding. The Lead Local Flood Authority has raised this as a significant concern and required further information to demonstrate the existing flood risk would be effectively managed, which the applicant has now provided.

- 7.35 The further steps taken include:
- Reduced outflow rates (as requested);
 - Enlargement of attenuation tanks by over 50%;
 - Hydraulic calculations adjusted (as requested);
 - Confirmation that swales and other at source SuDS features will not penetrate water table and therefore prevent groundwater ingress;
 - Confirmation water butts don't form part of calculations and therefore inclusion and any water management they provide is in addition to that included;
 - SuDS maintenance strategy provided; and
 - Confirmation that foundations will be piled.
- 7.36 Officers are awaiting further comments from the LLFA, however consider that adequate information has been provided to satisfy policy requirements including SD17, SD49 and SD50 of the SDLP, and that an appropriate surface water drainage scheme is achievable on site that will manage overland and surface water flood risk on site, not leading to increase elsewhere. The final details can be secured by condition with ongoing maintenance and management part of the Section 106 Agreement.

Neighbour Amenity

- 7.37 The application is well screened and set back from the highway. The nearest existing property is further along Durford Road – with the remaining Dome still in use in between. Dwellings on Clare Gardens back onto Penns Place, opposite the application site however given the distance and intervening vegetation, there will be no overlooking or loss of privacy to these properties.
- 7.38 Concern has been raised regarding the potential increase in noise. Whilst there will be some disruption during the construction period, this will be temporary and controlled through a Construction and Environment Management Plan. A noise impact assessment accompanies the application which concludes that noise levels from any plant associated with the development would be well within accepted ranges (21dB L_{Af Tr}). Final details will be secured by condition.

Sustainable Construction

- 7.39 The scheme seeks to provide PV solar panels on the roof of the main building, which will also comprise a green roof. Electric vehicle (EV) parking will be available within the car park. The proposed development is aiming to achieve an Excellent rating using the Building Research Establishment Assessment Method (BREEAM), which is in accordance with Policy SD48 of the SDLP. The final details / assessment will be secured by condition.

8. Conclusion

- 8.1 The application proposes the development of a site allocated in the PNDP. Whilst not for the use prescribed in the Neighbourhood Plan, sufficient evidence has been presented to satisfy requirements to enable a departure from the policy.
- 8.2 The design approach demonstrates that landscape-led principles have guided the overall layout, scale and appearance of the development, resulting in a scheme that conserves and enhances landscape character and wildlife.
- 8.3 Appropriate steps are taken to safeguard existing and future access arrangements, with final details secured through planning condition. Surface water and foul drainage can be appropriately managed through the use of at source and below ground infrastructure.

8.4 The proposals substantially comply with both relevant individual policies and the Development Plan as a whole, the NPPF, National Park Purposes and duty and relevant legislation. They will further the natural beauty and special qualities of the National Park which demonstrates compliance with S245 of the Levelling-up and Regeneration Act 2023.

9. Recommendation and Conditions

9.1 It is recommended:

1. That the application be granted planning permission subject to the conditions set out below and any amendments or other conditions to address technical matters, and subject to the completion of a Section 106 Agreement, the final form of which is delegated to the Director of Placemaking, with obligations relating to:
 - i. Securing the delivery of Biodiversity Net Gain onsite and offsite and Habitat Management and Monitoring Plan (as well as the associated monitoring fee) and purchase of Off-site Biodiversity Net Gain units/statutory credits;
 - ii. Highway access works and a financial contribution for offsite works and sustainable travel (£39,500);
 - iii. Securing a Travel Plan and formal approval fee (£1,500) and monitoring fee (£15,000) of the Travel Plan and financial surety; and
 - iv. Estate Maintenance and Management Plan (to include landscaping, internal roads and surface water and foul drainage)
2. That authority be delegated to the Director of Placemaking to refuse the application with appropriate reasons if the Section 106 Agreement is not completed or sufficient progress has not been made within 6 months of the 12 February Planning Committee Meeting.

Time Limit

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

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

Approved plans and documents

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

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

Construction Management

3. No development shall commence on site, including any site clearance work, until a Construction Environmental Management Plan (CEMP), which shall include, but not be limited to, the following:
 - A programme for carrying out the works, including phased programme of construction works;
 - The anticipated number, frequency and types of vehicles used during construction;
 - The method and management of access and routing of vehicles during construction;
 - The parking of vehicles by site operatives and visitors;
 - The location of site office and welfare facilities;

- The timings of deliveries to site;
- The loading and unloading of plant, materials and waste;
- The storage of plant and materials used in construction of the development;
- The erection and maintenance of security hoarding;
- Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, the careful selection of plant and machinery and use of noise mitigation barriers;
- Measures to control the emission of dust and dirt during the demolition / construction process, including details of a dust management plan;
- Management measures being taken to ensure no burning of demolition and construction materials on site;
- Tree protection works during construction in accordance with the details required under Condition 4;
- A scheme for recycling / disposing of waste resulting from construction works;
- Wheel washing facilities and other works required to mitigate the impact of construction upon the public highway and the Serpents Trail (including the provision of temporary Traffic Regulation Orders where necessary);
- Measures for making good any damage during construction to Durford Road;
- Measures to manage flood risk both on and off-site during construction;
- Any lighting, including location, height, type and direction and that lighting has been designed in accordance with the approved Ecological Impact Assessment prepared by EcoLogic dated September 2025 (Rev 04);
- Other ecological mitigation measures, including method statements and measures to be adopted to avoid and manage impacts on the nearby designated sites, protected species and other important habitats and the eradication of invasive non-native species (in accordance with the approved Ecological Impact Assessment prepared by EcoLogic dated September 2025 (rev 4)); and
- Public engagement both prior to and during the construction works

has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Environmental Management Plan shall be adhered to in full throughout the construction period. The development shall not be carried out otherwise than in full accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in the interest of maintaining a safe and efficient highway network, in the interests of amenity, to conserve and enhance the landscape character and biodiversity of the area and to ensure no adverse impacts on protected species.

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

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

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

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

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

5. No development hereby permitted shall commence (excluding demolition and site clearance) until details, including plans and cross sections of the existing and proposed ground levels of the development, the boundaries of the site, the height of the ground floor slabs of each building and damp proof course, in relation to a nearby datum point and reference points taken from existing structures adjacent, have been submitted to and approved in writing by the Local Planning Authority. The development must then be completed in accordance with the approved details.

Reason: In order to secure a satisfactory standard of development and manage flood risk, the details of which are required prior to commencement as they relate to the construction of the development.

Landscaping / Ecology

6. The development hereby permitted shall be carried out in accordance with the recommendations for mitigation and enhancements set out in the Ecosystem Services Statement dated 23 September 2025.

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

7. Notwithstanding the details shown on the approved plans, no development shall be commenced until details of hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The plans shall include:
 - Treatment of external surfaces, paths, access ways, courtyards, seating areas, patio areas and parking spaces, including their appearance, depth and permeability, kerbs, edges, steps and ramps, spot levels, finished floor levels, upstands and demarcation;
 - Drainage proposals (including any attenuation or other SuDs features) in accordance with the details required under Conditions 18 and 19);
 - Proposed and existing levels and falls, including any land / bank alterations (including section plans);
 - Construction details, sections and treatment of external surfaces for any proposed retaining walls / structures;
 - Location, height and materials / construction technique 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 fire hydrants, bins, lighting and other utilities equipment (in accordance with the details required under Conditions 21, 22, 23 and 24);
 - Tree grilles and tree pit surfaces;
 - Tree protection measures (including those in accordance with details required under Condition 4); and

- Other ecological mitigation and enhancement measures, including method statements and measures to be adopted to avoid and manage impacts on the adjacent designated sites, protected species and other important habitats (in accordance with the approved Ecological Impact Assessment prepared by EcoLogic dated September 2025 (Rev 4)).

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

8. Notwithstanding the details on the approved plans development shall be commenced until the final details of the soft landscaping, including provision of the green roofs and planting within the northern visibility splay have been submitted to and approved in writing by the Local Planning Authority. The plans shall include:
- Detailed schedule of hedgerows and trees, noting species, sizes and proposed numbers / densities;
 - Tree protection measures (in accordance with details required under Condition 4);
 - Planting methods including soil depth and support proposals (underground guying etc);
 - Tree guards, staking and tree-pit construction information (if required);
 - Ground preparation;
 - Surface dressing, where appropriate;
 - Grassing / turfing operations;
 - Seed mixes;
 - Written specification for soil amelioration including cultivations, planting methodology, establishment and maintenance operations;
 - Proposed and existing levels and falls;
 - Any bunding or land alterations (including cross-sections);
 - Surface water drainage features details (in accordance with the details required under Condition 17); and
 - Other ecological mitigation and enhancement measures, including method statements and measures to be adopted to avoid and manage impacts on the adjacent designated sites, protected species and other important habitats and the eradication of invasive non-native species (in accordance with the approved Ecological Impact Assessment prepared by Ecologic dated September 2025 Rev 4)).

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

9. All hard and soft landscape works shall be carried out in full accordance with the approved details (in accordance with Conditions 7 and 8).

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

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

All soft landscaping (except for T15 as indicated on drawing no. TH/A3/4582/TPP within the Arboricultural Impact Assessment prepared by Trevor Heaps dated 22 September 2025) within the northern visibility splay of the Durford Road/Harrier Way junction, as indicated in the Transport Statement Addendum prepared by Cole Easdon dated December 2025, shall be maintained at a height not exceeding 0.6m.

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 ten years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

Design and Sustainable Construction

10. Notwithstanding the details shown on the approved plans, no development shall commence above slab level until a schedule of architectural details, materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes have been submitted to and approved in writing by the Local Planning Authority. Details to include:
- External walls;
 - Roofs including any green roofs;
 - Any proposed photo voltaic panels (including fixtures and fittings);
 - Eaves, fascias and soffits;
 - Rainwater goods;
 - Windows and openings including glazing, head, sill, lintel and depth of reveals;
 - Balconies;
 - Doors;
 - Sustainable materials and other sustainable construction measures in accordance with the details required by Condition 11;
 - Any external storage buildings; and
 - Other ecological mitigation and enhancement measures, including measures to be adopted to avoid and manage impacts on protected species (in accordance with the approved Ecological Impact Assessment prepared by EcoLogic dated September 2025 (Rev 4))

The development shall be carried out in accordance with the approved schedule and samples unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interest of conserving and enhancing the landscape character and to safeguard protected species.

11. Prior to the commencement above slab level of the development hereby permitted, detailed information in the form of a Design Stage Sustainable Construction Report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the building shall achieve a minimum level of 'Excellent' of the Building Research Establishment's Environmental Assessment Method (BREEAM), in accordance with or exceeding the predictions of the approved BREEAM pre-assessment report dated 30 January 2023 and comprise the following:

- Interim stage BREEAM NC certification and associated assessment report;
- Design stage SBEM calculations; and
- Details about building design, external materials and product specifications.

The development shall be built in accordance with these approved details.

Reason: To ensure development demonstrates a high level of sustainable performance to address the mitigation of, and adaptation to, predicted climate change and have due regard to SD48 of the South Downs Local Plan.

12. Prior to first occupation of the development hereby permitted, detailed information in the form of a Post Construction Stage Sustainable Construction Report including the post-construction stage BREEAM NC certification and associated assessment report and post-construction stage SBEM calculations, proving that the development has achieved a minimum of 'Excellent' BREEAM NC standard, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be occupied in accordance with the approved details and retained thereafter.

Reason: To ensure development demonstrates a high level of sustainable performance to address the mitigation of, and adaptation to, predicted climate change and having due regard to SD48 of the South Downs Local Plan.

Contaminated Land

13. No development, including site clearance works, demolition or ground works, shall commence until a scheme (referred to as a Phase 1 Report) to deal with contamination of the site and /or controlled water has been submitted to and approved in writing by the Local Planning Authority.

The Phase 1 Report shall include, a report compiled by a competent person which includes a desk top study, site walkover, production of a site conceptual model and a human health and environmental risk assessment.

Reason: In the interests of amenity and to protect the health and future occupiers of the site from any possible effects of land contamination.

14. If the Phase 1 Report, as required under Condition 13; identifies potential contamination then no development, including site clearance works, demolition or ground works, shall commence until a Phase 2 Intrusive Report has been submitted to and approved in writing by the Local Planning Authority.

The Phase 2 Intrusive Report shall detail all investigative works and sampling on site, together with the results of the analysis. The findings shall include a risk assessment for any identified contaminants in line with relevant guidance.

Reason: In the interests of amenity and to protect the health and future occupiers of the site from any possible effects of land contamination.

15. If the Phase 2 Intrusive Report, as required under Condition 14; identifies that site remediation is required then no development, including site clearance works, demolition or ground works, shall commence until a Remediation Scheme has been submitted to and approved in writing by the Local Planning Authority

The Remediation Scheme shall detail how the remediation will be undertaken, what methods will be used, what is to be achieved and a Verification Report setting out any requirements for longer term or on-going monitoring and maintenance arrangements.

A competent person shall be nominated by the developer to oversee the implementation of the Remediation Scheme.

Thereafter the approved Remediation Scheme shall be fully implemented in full accordance with the approved details.

Reason: In the interests of amenity and to protect the health and future occupiers of the site from any possible effects of land contamination.

16. The development hereby permitted shall not be occupied until a Verification Report for the approved Remediation Scheme, as required by Condition 15, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of land contamination.

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 24 hours to the Local Planning Authority.

An investigation and risk assessment must be undertaken and where remediation is necessary a Remediation Scheme must be prepared and submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved Remediation Scheme, a Verification Report must be prepared and submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity, to protect health and to ensure that risks from land contamination to neighbouring land are minimised.

Drainage

18. No development shall commence until a detailed sustainable surface water drainage scheme, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- include construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement;
- be in accordance with the approved Flood Risk Assessment Issue A dated 09 January 2026 and Surface Water Drainage Strategy dated 08 January 2026 produced by Infrastruct CS Ltd;
- include the provision of green roofs, as shown on the approved plans, and
- demonstrate opportunities for multi-functional SuDS have been taken and follow best practice set out in the CIRIA SuDS Manual, Policies SD2, SD17 and SD50 of the South Downs Local Plan and the SDNPA Design Guide SPD.

The scheme shall thereafter be undertaken and maintained in full accordance with the approved details.

The development hereby permitted shall not be occupied until the surface water drainage system has been implemented in full accordance with the approved details.

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

19. No development shall commence until a detailed scheme for the means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- include construction drawings of the drainage network, associated drainage components, drainage calculations, flow control mechanisms and a construction method statement;
- be in accordance with the approved Flood Risk Assessment Issue A dated 09 January 2026 produced by Infrastruct CS Ltd; and
- include details of the odour and noise mitigation measures.

The scheme shall thereafter be undertaken and maintained in full accordance with the approved details.

The development hereby permitted shall not be occupied until the foul drainage system has been implemented in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage and in the interest of local amenity.

20. Prior to first occupation of the development hereby permitted, evidence (including photographs) to demonstrate that the surface water and foul water drainage systems have been constructed in full accordance with the final agreed detailed drainage schemes shall be submitted to and agreed in writing by the Local Planning Authority

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

Noise – External Mechanical Plant

21. Before the development hereby permitted is first occupied, details of the proposed noise mitigation / protection measures that will be used on site to protect the living conditions of the residents living on site from any external mechanical plant, shall be submitted to and approved in writing by the Local Planning Authority. This shall take into account the Noise Impact Assessment prepared by ParkerJones Acoustics dated 18 September 2025 (rev 2).

The details shall be prepared by a competent person for the purpose of assessing potential noise nuisance to surrounding residential properties. The agreed details shall be fully implemented before the development hereby approved is first occupied and the measures shall be installed, operated and maintained in full accordance with the approved details and shall be retained thereafter.

Reason: In the interest of amenity.

Lighting and Dark Night Skies

22. No development shall be commenced until a detailed external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme should specify the type and location of all external lighting to be installed throughout the site and be in full accordance with the approved Ecological Impact Assessment prepared by EcoLogic dated September 2025 (Rev 4).

Thereafter, the lighting shall be installed, maintained and operated only in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to protect the South Downs International Dark Skies Reserve and protected species.

Access, Parking and Cycle Facilities

23. Notwithstanding the details shown on the approved plans, no development shall be commenced until final details of the pedestrian and vehicular accesses to the site have 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.

Reason: To enable safe means of access to the site and in the interest of conserving and enhancing the landscape character.

24. No development shall be commenced until details of the location and appearance of the Electric Vehicle Charging Points and associated infrastructure for the communal parking areas (both above and below ground) have 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.

Reason: To enable the provision of sustainable modes of transport.

25. Prior to the first occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, the car parking, including electric vehicle charging points to be approved under Condition 24, shall be constructed in full accordance with the approved plans. The car parking spaces, together with the electric vehicle charging points, shall thereafter be retained for their designated purpose.

Reason: To ensure an adequate and satisfactory standard of parking provision and turning space within the development.

26. Prior to the first occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, the cycle parking / storage, shall be constructed in full accordance with the approved plans and thereafter retained.

Reason: To provide for alternative modes of transport.

Refuse / Recycling Storage

27. Prior to the first occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, the refuse / recycling storage, shall be constructed in full accordance with the approved and thereafter retained.

Reason: To ensure an adequate and satisfactory provision.

Utilities and Telecommunications

28. All new electricity and telephone lines shall be laid underground.

Reason: To safeguard the landscape character of the site.

TIM SLANEY

Director of Placemaking

South Downs National Park Authority

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

SDNPA Consultees: Director of Placemaking; Legal Services.

Background Documents: [All application plans, supporting documents, consultation and third party responses for SDNP/25/04090/FUL](#)
[Petersfield Neighbourhood Development Plan](#)
[South Downs Local Plan 2019](#)
[Supplementary Planning Documents and Technical Advice Notes](#)

