

Agenda Item 6
Report PC25/26-50

Report to	Planning Committee
Date	14 May 2026
By	Director of Placemaking
Local Authority	Winchester City Council
Application Number	SDNP/25/03644/FUL
Applicant	Mr Oliver and Miles Leslie
Application	Erection of 13 residential dwellings following demolition of existing greenhouses, with associated landscaping, public open space, drainage field, parking and access.
Address	Downvale Nurseries, Park Lane, Droxford, Hampshire, SO32 3RF.

Recommendation:

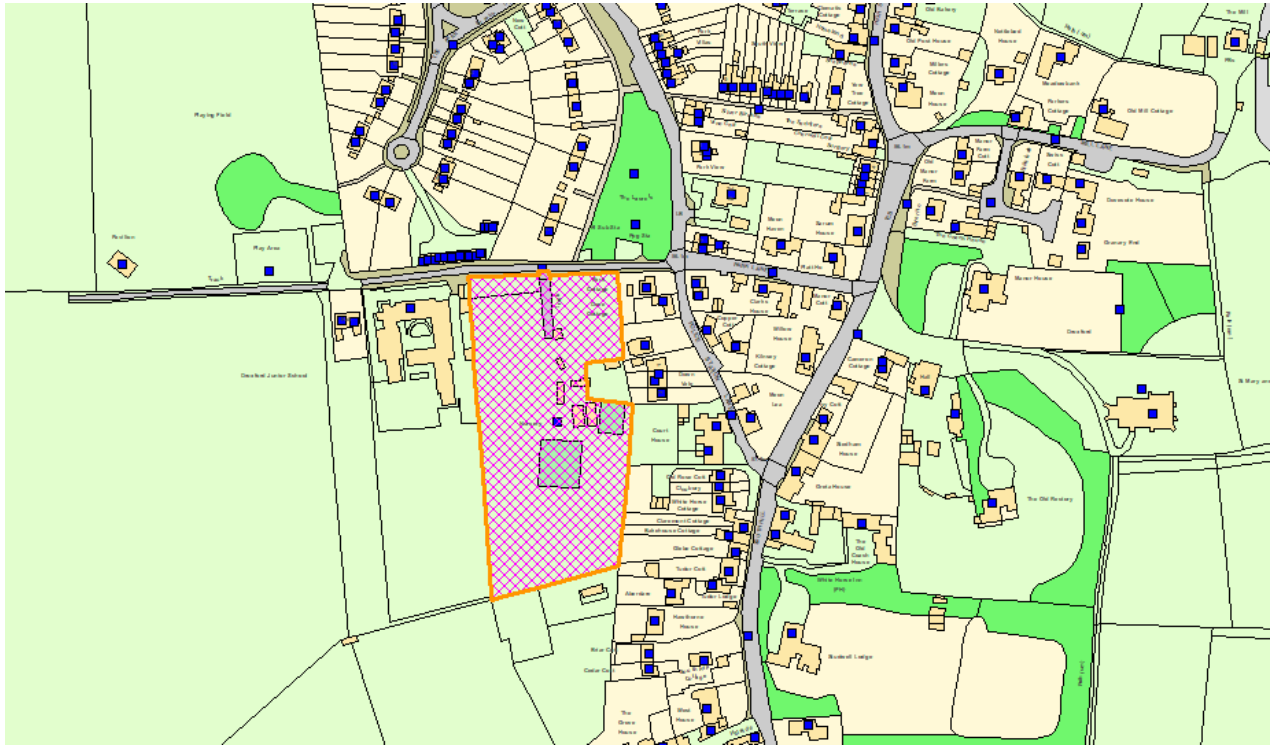
- 1) That Planning Permission be granted subject to:**
 - i. The satisfactory completion of a Section 106 agreement, the final form of wording for which is delegated to the Director of Placemaking, to secure:**
 - 7 Affordable Housing Units, as set out in the report;**
 - Off-site biodiversity net gain units/credits to be purchased, as required;**
 - Off-site nitrate credits to be purchased, as required.**
 - ii. The conditions set out at paragraph 9.2 of the report, and any amendments or other conditions as required to address technical matters, to be delegated to the Director of Placemaking.**
 - 2) That authority be delegated to the Director of Placemaking to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 14 May 2026 Planning Committee meeting.**
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Executive Summary

Key Matters

- The application site is allocated in the Local Plan for 26 dwellings (SD65). Therefore, the principle of residential development is acceptable.
- The application, however, originally proposed nine dwellings primarily because of technical foul drainage constraints of needing to provide an on-site package treatment plant and associated drainage field. The space needed for this infrastructure affects the developable area of the site.
- Through the application process, the scheme has increased to 13 dwellings following discussions on balancing its scale and design versus the drainage constraints. This increase has been achieved by introducing more smaller two and three bed dwellings and reducing the number of larger properties, alongside a revised layout which accommodates the needed drainage.
- Although the scheme delivers half of the planned number of dwellings, an acceptable balance between the proposals and site constraints is achieved. On this basis, the scheme makes best use of the site in accordance with SD25 and the NPPF (2024).
- The layout and design of the dwellings would positively contribute to the rural character of Droxford and the setting of its conservation area, which adjoins the site. The Authority's design and conservation officers have not objected. A predominant mix of two and three bed dwellings is also acceptable.
- Seven discount market sales units (25% discount) are proposed, so as to achieve a 50% on-site affordable housing contribution. This follows the Authority's independent surveyor assessing the viability of both the nine and thirteen dwelling schemes and discussions between officers and the Applicant. This is a legitimate affordable housing tenure and whilst rented tenures, for example, are more preferable it appears to be the most viable way to deliver on-site. This is because the Applicant has approached 15 Registered Providers which has not generated any interest in the site.
- Representations raise a range of concerns including the scale of development, site access, impact on neighbouring amenities, risk to groundwater, ecology, increased traffic and parking issues, and eradicating Japanese Knotweed. These are addressed in the report.
- Planning permission is recommended to be granted, subject to the completion of a legal agreement to secure off site biodiversity and nitrate credits, as required, on site affordable housing, and planning conditions.
- The application is before Members because of the strategic issue it raises on the delivery of the site allocation, the landscape and design considerations, and concerns raised in representations.

Site Location Map



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I. Site Description

- I.1 The one-hectare (ha) site is a vacant horticultural nursery, comprising of a variety of derelict sheds, glasshouse, and open areas. It is overgrown and has an unkempt appearance, reflecting its vacant use, and has Japanese Knotweed in its northern area. The land gently slopes south and eastwards through the site.
- I.2 It has an access on Park Lane and the (northern) site boundary along this road is characterised by tall hedging and a gate, which restricts views into the site. The Wayfarers Way also runs along Park Lane past the site. On the opposite side of Park Lane to the north are dwellings and further west is Droxford Recreation Ground, with a car park accessed past the site on Park Lane.
- I.3 The eastern site boundary is defined by the rear gardens of dwellings on Police Station Lane. The southern boundary is defined by tall conifers, beyond which are rear gardens of properties access via the A32 (South Hill). The western site boundary is defined by mature trees and hedging alongside Droxford Junior School.
- I.4 The Droxford conservation area abuts the eastern and southern site boundaries and there are no listed buildings within the immediate vicinity. The site lies within the Solent catchment area and the River Meon runs along the eastern side of Droxford. The site has some surface and ground water flood risk and lies within a source protection zone. There is a public right of way west of the site running along the edge of an adjacent field from which there are views towards the site.

2. Relevant Planning History

- 2.1 The site is a Local Plan allocation (SD65) for 26 dwellings. There is no relevant planning application history, however, there have been two pre-application enquiries as summarised below.

- 2.2 SDNP/19/05951/PRE: Residential development to provide 37 new homes together with additional on-street car parking, partial demolition of Park Cottage and junction improvements. Advice issued in 2019, as follows:

- Residential redevelopment acceptable in principle.
- 37 dwellings unacceptable due to scale, design, layout, impacts upon the site and surroundings.
- Revised scheme (in same pre-application enquiry) for 26 dwellings more akin to the allocation policy. Revisions more acceptable on the basis of:
 - Improved access arrangements.
 - Reduced scale improves the development, setting of conservation area and better integration with the site and its surroundings.
 - Improved opportunities for new public realm within the site and sustainability credentials.

Officer response: This was a fundamentally different scheme to what is now proposed and, therefore, this pre-application advice is less relevant.

- 2.3 SDNP/22/02859/PRE: Erection of seven dwellings together with car parking and landscaping. Advice issued in 2023, as follows:

- Acknowledged the scale of development limited by lack of mains drainage; accept that a scheme is unlikely to be close to 26 dwellings.
- Seven detached dwellings under develop the site.

- Seven excessively large dwellings on small disproportionately sized plots; inappropriate mix and all a similar design; a greater number and improved housing mix may be achievable.
- Question how seven large dwellings could deliver affordable housing.
- Would not integrate well with Droxford, scheme lacks a characterful variety of properties in terms of scale, mass, form, scale, materials; it does not reflect the settlement pattern.
- Need to conserve the setting of the conservation area.
- Insufficient open space provided.
- Traditional architecture supported, but variety encouraged.
- Size of drainage field needed unclear and could offer multiple benefits;
- Query how Japanese Knotweed could be addressed.

Officer response: Feedback from the last pre-application enquiry has been addressed in the revised scheme regarding scale, making best use of the site, layout and access, mix, architectural variety.

The proposed 13 dwelling scheme almost doubles the previous pre-application scheme and it greatly improves upon nine dwellings proposed at the outset of this application. The space required for a foul drainage field is a technical constraint which constrains the site's capacity to deliver 26 dwellings. This 13-dwelling scheme achieves a good balance between meeting Local Plan policies whilst addressing site constraints.

3. Proposal

Amendments during the application process

- 3.1 The scheme has been revised during the application process, with the applicant and their project team working with officers. It originally proposed nine dwellings, which has increased to 13 following discussions on policy, viability, design and technical matters.
- 3.2 Revised plans were received in February and a re-consultation exercise finished in March. This report is based on these amended plans, described below, and supporting information.

Housing mix and type

- 3.3 The 13 dwellings comprise of:
- 4x no.2 beds (plots 4,6,7,9)
 - 5x no.3 beds (plots 3, 5, 8, 12, 13)
 - 2x no. 4 beds (plots 1 and 2)
 - 2x no.5 beds (plots 10, 11, 13)
- 3.4 There is a predominance of two and three bedroom properties (9 out of 13 – 69%) and a range of dwelling types comprising of 4-detached, 6-semi-detached, and a terrace of three dwellings.

Affordable housing

- 3.5 Six Discount Market Sales used, with a 30% discount, are proposed. This equates to a 46% on-site affordable housing contribution.

Site Layout

- 3.6 The existing Park Lane access would be widened and formalised and be the sole vehicular and pedestrian access. It would have new pavements either side, with a granite sett vehicular 'overrun' abutting the highway.
- 3.7 A new street frontage would be created with a pair of semi-detached and two detached dwellings facing onto Park Lane either side of the access. Behind these dwellings would be, be two car barns accommodating eight spaces for these properties.
- 3.8 A single shared surface access would run approximately centrally through the site down to its southern end to a courtyard area. Dwellings on plots 3-9 would directly front onto this access and have small hard and soft landscaped front curtilages defined by a mix of walls, hedging, surfacing and bollards. These dwellings would have a mix of on-street parking and private driveways and garages between them. The rear gardens of plots 3-9 would back onto Droxford Junior School.
- 3.9 Directly opposite plots 5-9 and on the eastern side of the site would be an area of open space and incorporated drainage field for foul drainage. This area would back onto the rear gardens of properties on Police Station Lane. Two detached dwellings are proposed at the southern end of the site which would face northwards towards the open space and courtyard area. They would be the largest dwellings on site.

Parking

- 3.10 The 2-4 bed dwellings would each have a minimum of two spaces, whilst the two 5-bedroom dwellings would each have four spaces (double garages plus spaces in front). There would predominantly be tandem parking within car barns, garages and driveways, apart from plots 3-5 which would have a row on on-street spaces.

Site levels

- 3.11 These would largely be retained throughout the site, with the Park Lane dwellings being on higher ground to the rest of the scheme. These dwellings would also step down with the slope of Park Lane in a west-east direction. Plots 3-9, centrally within the site, would be level with one another, whilst the two most southerly detached units would be on marginally higher ground in comparison to assist with drainage.

Architecture

- 3.12 All dwellings would be two-storey. They would have a traditional architecture with a varied character and appearance, scale and massing throughout the scheme. They would be characterised by a mix of bay windows, varied gables, flat roof and recessed front porches, dormer windows, hipped and gabled main roofs, and chimneys. Windows would have a relatively consistent appearance amongst the dwellings, with some limited variety between the different dwelling sizes.
- 3.13 Regarding materials, dwellings would predominantly be brick with a mix of tile hanging, flintwork, and brick quoining. There would be one wholly rendered dwelling. Either tiled or slate roofs are proposed.

Drainage

- 3.14 Foul drainage would be accommodated on site via a package treatment plant and drainage field (covering 687sqm) underneath the open space. This is because there is no mains drainage within the vicinity of the site.
- 3.15 Surface water would be managed via various rainwater gardens and swale, and a piped network leading to a central soakaway underneath the open space. The garages and car barns would have green roofs and dwellings on plots I and II would have green roofs within their design.

Landscape scheme

- 3.16 A landscape strategy has been submitted. Overall, front gardens would be predominantly defined by new 0.8-1m high walls and hedging behind them. Mixed species native hedging would border the internal access road, including the on-street parking, and open space. This hedging would be interspersed by new native tree planting. Rainwater gardens alongside the access would be planted with native and non-native shrubs plus herbaceous perennials for water absorption and improving surface water quality.
- 3.17 The open space would be sown with a flowering lawn mix for useability, whilst the area of the drainage field would have a sown wildflower mix with mown paths through it to demarcate the drainage field and to limit its recreational use.
- 3.18 The access and pavements would be tarmac with granite sett vehicular ‘overrun’ abutting Park Lane. The access and southern courtyard area would have a tarmac surface.

Biodiversity Net Gain and other environmental aspects

- 3.19 Given the baseline characteristics of the site, the proposals do not meet the minimum 10% net gain threshold for habitat creation. Consequently, off site units/credits would be required. However, the proposals far exceed the required 10% net gain for hedgerow enhancement.
- 3.20 Mitigation measures within the submitted ecology information sets out a sensitive site clearance strategy and the following recommendations for enhancements, to be secured:
- Bat boxes in all dwellings.
 - A sensitive lighting strategy.
 - Reptile hibernaculum within the open space
 - Hedgerow and tree planting suitable for nesting birds encountered on site and others found locally.
 - Flowering lawn and wildflower grass mixes for the open space and drainage field.
 - Hedgehog holes in rear garden close-board fencing.

Japanese Knotweed

- 3.21 It is proposed to eradicate by appropriate measures to be secured via condition 13.

4. Consultations

- 4.1 The following responses have been received. These follow a re-consultation exercise relating to the amended scheme.
- 4.2 **Arboriculture:** No objection, subject to conditions.
- 4.3 **Archaeology:** No objection, subject to condition.
- 4.4 **Conservation:** No objection.
- The varied design of dwellings and styles proposed create a more coherent sense of place than the previous scheme.
 - Changes made to the layout address and focus front facing housing to the road and to address the corner, channelling the view down the proposed new road.
 - Proposed density, scale and design broadly in keeping with surrounding buildings.
 - Layout successfully maintains gaps and view corridors.
 - Not considered harmful to the setting of the conservation area.
- 4.5 **Design:** No objection, subject to conditions.
- 4.6 **Drainage:** No objection, subject to condition.

- Clarify impermeable/permeable surface areas.

4.7 **Droxford Parish Council: Objection:**

- Draft Local Plan allocates site for nine dwellings; proposals contradict plan-led approach and evidence base.
- Foul drainage a principal constraint; more dwellings increases pressure on system; unacceptable environmental risk given source protection zone and River Meon.
- Scale/density is overdevelopment versus capacity of the site; including impact on trees, overshadowing, reduced amenity.
- Increased density creates a more urbanised form; fails to respect edge-of-settlement location and local character.
- Existing highways and parking issues worsened by additional dwellings; proposals rely on optimistic assumptions on garage use; insufficient visitor parking.
- Likelihood of overspill parking; congestion and reduced pedestrian safety on Park Lane.
- Cumulative impact – Greater intensity of dwellings affects drainage risk; infrastructure pressure; traffic and parking demand; impacts on landscape character and amenity; all of which cannot be adequately mitigated. Conflict with SD4 and SD5
- Unjustified overdevelopment of a sensitive site, contrary to the Local Plan.
- Increasing from 9 to 13 worsens impacts across all technical areas and construction impacts; proximity to Junior School.
- Absence of a clear strategy of addressing Japanese Knotweed.
- Contrary to SD4, 5, 11, 15, 19, 25, 50, 54.

Officer note: The new Local Plan proposes to allocate the site for nine dwellings. This reduction was to reflect the need to provide on-site wastewater treatment and the capacity was based on evidence in the original application. However, further technical, design and viability work undertaken has resulted in this 13-dwelling scheme which balances the scale of development and the site's technical capacity.

The adopted Local Plan should be given more weight and, as such, the scheme under delivers this allocation. At 13 dwellings per hectare, this is not a high-density scheme. The layout, scale and appearance of the dwellings, coupled with the open space, would reflect Droxford and the rural context and would not unduly urbanise the site.

A minimum of two spaces per dwelling offers sufficient parking and in regard to access the site is allocated for double the number of proposed dwellings. An appropriate methodology for addressing Knotweed would be secured via condition.

4.8 **Ecology:** No objection, subject to conditions.

4.9 **Environmental Health (Winchester City Council)- Pollution:** Response received, no comment.

4.10 **Environmental Health (Winchester City Council)- Contamination:** No objection, subject to condition.

4.11 **Environment Agency:** No objection.

Officer note: Their response does not outline any planning conditions and cites that an Environmental Permit will be required. The Environment Agency has a remit for protecting source protection zones. Conditions 8 and 9 required appropriate drainage schemes to be agreed.

4.12 **Highways Authority:** Comments.

- Visibility splays acceptable.

Further information requested, as follows:

- Intervisibility along the length of Park Lane to be demonstrated to show vehicles can pass one another at Park Lane/Police Station Lane junction.
- Vehicle swept path tracking required for a range of vehicles.

Officer note: Further information has been received and the Highways Authority have been re-consulted. Members will be updated.

4.13 **Landscape:** No written response.

Officer note: Whilst no written comments received, the Landscape Officer attended a site meeting between the case officer, design officer, applicant and their project team at the outset. Verbal advice provided taken into consideration in the Design Officer's comments on the original scheme. No comments provided on the revised scheme due to change in role within the SDNPA.

4.14 **Lead Local Flood Authority:** Comments awaited, Members will be updated.

Officer note: The LLFA commented at the outset of the application that as the scheme was below 10 dwellings it was a minor application and outside of their remit to comment. They have been re-consulted on the revised scheme given it is 13 dwellings and no response has been received as yet.

4.15 **Natural England:** Awaiting response, Members will be updated.

4.16 **Public Rights of Way (PROW) (Hampshire County Council):** Comments; recommend informatives be added to any decision relating to: avoiding obstruction of and hazards to a PROW; surface damage during construction; and any PROW diversions.

4.17 **Sustainable Construction:** No objection, subject to conditions.

4.18 **Southern Water:** No objection, subject to conditions.

5. Representations

5.1 Five objections, five supportive representations and a neutral response have been received, as below. Out of the five objectors, two responded a second time to the re-consultation of the amended plans. All supportive and neutral comments were received at the beginning of the application process regarding the 9-dwelling scheme. All comments remain relevant considerations.

Objections

Scale and design

- Scheme increased to 13 dwellings without clear justification.
- Need to achieve sustainability requirements –carbon, energy and water efficiency.

Amenity

- Overlooking and loss of privacy to neighbouring properties.
- Proximity of proposed dwellings to neighbours.
- Lack of boundary planting to screen views.
- Noise and disturbance.
- 2-year construction programme, cumulative impact with nearby development.
- Increased vehicular traffic; area already suffering from unacceptable level.

- Insufficient dust and air quality considerations for during construction.
- Require robust Construction Environmental Management Plan.

Drainage

- No robust groundwater risk assessment; fails to demonstrate no significant impact.
- Drainage field a serious risk to groundwater quality, contamination, local water table.
- Contamination impact on Victorian well, 1m from the site boundary; sensitive receptor regardless of whether used for abstraction, 50m separation distance required.
- Site has a naturally high-water table; increase in foul and surface water discharge could lead to ground saturation, flooding, run-off into neighbouring properties; immediate and longer-term wider hydrological and ecological impacts.
- Impact on private water supplies and existing foul drainage upon adjoining properties.

Ecology

- Impact upon hedgehogs, bats, badgers, slow worms, swifts, neighbouring bee hives.
- Full ecology surveys need to be undertaken and protected species safeguarded.
- Green space important refuge for wildlife; contributes to biodiversity and character.
- Eradicating Japanese Knotweed a priority; poor on-site management to date.
- Increased noise (including from grain store plant), traffic, and light pollution.

Highways

- Poor site access via Police Station Lane, Park Lane, Union Lane.
- Unsuitable access for large vehicles & pedestrian risk for school and recreation ground.
- Roads have HGV restrictions; unsuitable for construction traffic.
- Poor access for emergency vehicles and refuse collection.
- Narrow lanes insufficient for increased and two-way traffic.
- Safety of PROW frequently used by dog walkers, hikers, runners.

Parking

- Park Lane used by local residents to park their cars; insufficient space locally.
- Potential obstruction to Droxford Fire Station from on-street parking pressures.
- No provision to manage on-street parking for residents along construction traffic routes.
- Require a strategy for replacement parking for displaced residents who use Park Lane, and for managing school traffic.

Neutral response

- Japanese knotweed must be fully eradicated and verified by an independent, council-appointed specialist.
- Construction traffic on narrow School Lane poses safety risks.
- Request strict enforcement of the approved plans.

Support

- Site overdue for re-development; derelict for many years and will remove an eyesore.

- Good use of derelict land; needs re-development and addresses housing shortage.
- Low density scheme; not overdevelopment.
- Brownfield site contaminated with knotweed which requires significant remediation.
- Appropriate access and sufficient for construction traffic and new residents
- Parking on Park Lane an issue; suggest yellow lines as on-street parking unnecessary.
- Redevelopment would bring site into active, visible use, improving its appearance and control.

5.2 **Hampshire Swifts:** Proposed houses are suitable for swift bricks, which should be included; red listed Swifts breed in the Droxford area.

5.3 **Councillor Lee (Winchester City Council):** Objection, as follows:

- Revisions worsen an already constrained scheme; overdevelopment contrary to Development Plan and not led by site-specific evidence.
- Exceeds numbers in new Local Plan allocation.
- Increased numbers intensifies ground water risk, drainage capacity; cumulative impacts upon landscape character, highway safety, residential amenity cannot be mitigated.
- Conflicts with SD2, 4, 5, 19, 50, 54, 65.

Foul drainage

- Foul drainage a limiting factor; site cannot support increased capacity.
- Fails to demonstrate no significant harm to groundwater in a source protection zone, and impact on neighbouring Victorian well.
- Exceeds site's environmental capacity; large treatment plant with 687sqm drainage field, need for Environmental Permit.

Surface water drainage

- Lacks multifunctional meaningful benefits for biodiversity/amenity gains;
- No grey water re-cycling.

Landscape and design

- Higher density; suburban cramped layout; inappropriate for edge of settlement location.
- Increased pressure on trees, given overshadowing and reduced amenity.
- Additional passive house provision required.

Highways

- Parking provision assumes garage use; visitor parking shortfall.
- Park Lane a narrow and constrained access; no safe intervisibility for vehicles.

6. Planning Policy Context

6.1 The Development Plan comprises the South Downs Local Plan (SDLP) (2019). The most pertinent policies are listed below. A longer list of relevant policies is in Appendix I.

6.2 Most relevant polices of the adopted SDLP (2019)

- SD4: Landscape Character
- SD5: Design

- SD26: Supply of homes
- SD27: Housing Mix
- SD28: Affordable Homes
- SD50: Sustainable drainage
- SD65: Site allocation policy

The New South Downs Local Plan

6.3 The South Downs Local Plan will be replaced by the new Local Plan when it is adopted in 2027. The proposed Submission version was approved by the National Park Authority in March and will be published for comments between the 12 May and 23 June 2026 before submission for examination in November. This version now has some limited weight in planning decisions and will gain more weight as it gets closer to adoption.

6.4 Relevant supplementary planning documents (SPD) and other guidance

- Design Guide SPD (2022)
- Sustainable Construction SPD (2020)
- Affordable Housing SPD (2020)
- Ecosystems Services (non-householder) Technical Advice Note (TAN)
- Biodiversity Net Gain TAN
- Dark Skies TAN

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

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

6.6 Most relevant objectives of the South Downs Partnership Management Plan (2026-2031)

- Planning Principle 1: Support landscape-led development and design principles
- Planning Principle 3: Biodiversity net gain
- Planning Principle 15: Provide affordable housing
- Planning Principle 16: Develop a smaller housing stock within the Park

7. Planning Assessment

Context, principle, and scale of development

7.1 Droxford has an allocation for 26 new dwellings in policy SD26, which lists settlements identified for future growth to contribute to the Local Plan's overall provision of 4,750 homes up to 2033. More specifically, this site is allocated for those 26 dwellings in policy SD65 to deliver the planned growth. In this context, the residential re-development of the site is acceptable in principle.

7.2 The scale of proposals has fluctuated between previous pre-application advice (see section 2). The first 2019 enquiry proposed 37 dwellings, reduced to 26 during that process, and a 2022 enquiry proposed seven dwellings. Respectively, concerns relating to over and under development were raised given the allocation.

- 7.3 The Applicant’s technical assessments which support the application demonstrate that foul drainage capacity is a major site constraint. Whilst SD65 does not identify this as an issue, it is only with the benefit of the more detailed technical work undertaken that the significance of this issue has materialised.
- 7.4 There is no mains drainage near to the site and so a suitable on-site package treatment plant (PTP) and drainage field are required. This infrastructure takes up space and its size depends on how many dwellings it would serve. Consequently, the number of dwellings must be balanced against the area needed for the PTP.
- 7.5 The scheme originally proposed 9 dwellings, well below the SD65 allocation. Through discussions, it has increased to 13 by replacing large properties with predominantly 2 and 3 bed dwellings. This is a better mix, as shown in table 1 below, and accords with SD27.

Originally proposed housing mix	Revised housing mix for consideration
1x no.2 bed	4x no.2 beds (plots 4,6,7,9)
2x no.3 beds	5x no.3 beds (plots 3, 5, 8, 12, 13)
3x no.4 beds	2x no. 4 beds (plots 1 and 2)
3x no.5 beds	2x no.5 beds (plots 10, 11, 13)

Table 1: Previous and currently proposed housing mix

- 7.6 Although 13 dwellings deliver only half of the allocation, the scheme achieves an acceptable balance between numbers, mix, and drainage constraints. It, therefore, makes efficient use of the land in line with SD25(1) and the NPPF (2024). The NPPF (para 129) specifically outlines that infrastructure capacity (existing and proposed) can be considered when determining appropriate residential densities.
- 7.7 Representations raise concern about overdevelopment, in the context of the new Local Plan, and that it is an overly urban scheme. However, for the reasons above and design considerations further below, it is considered to be an appropriate scheme for the site despite under delivering the allocation.
- 7.8 Furthermore, given Droxford’s character, the site’s edge of village location and next to the conservation area, increasing density with flats for example would be incongruous and require more space for a larger drainage field. A scheme of houses is more contextually appropriate and aligns with relevant policies.

Housing land supply

- 7.9 Whilst the scheme makes best use of the site, it nonetheless does affect Local Plan housing delivery. The Authority is currently unable to demonstrate a five-year supply of deliverable housing sites. This is because the target that this calculation is based on has changed from 250 homes per year, as set out in the Local Plan, to 370 homes per year.
- 7.10 This follows Government policy and guidance that, once a Local Plan is over five years old, the housing supply should be based on the local housing need figure until a new Local Plan is in place. The appropriate housing need figure is 323 homes per year, to which we have added an allowance for previous under-supply and a 5% buffer resulting in 370 homes per year. Against this figure the Authority can demonstrate a 4.8-year supply of housing.
- 7.11 However, this marginal deficit will be addressed through the new Local Plan which identifies sufficient new sites to meet the increased requirement. In the interim however, the NPPF (paragraph 11d) applies – that is that planning permission for new homes should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ (which includes National Parks) provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

7.12 The housing land supply position should be given some limited weight given the under-supply is relatively marginal. In any event, the assessment below outlines that the scheme accords with the Local Plan as a whole, as well as delivering the aims and benefits in criterion (ii) above.

The Partnership Management Plan 2026-2031 (PMP)

7.13 The PMP is a material consideration which supports the aims of the Local Plan and its planning principles align with the relevant Local Plan policies. It promotes landscape-led design, sustainable housing, affordable housing, delivering a smaller dwelling housing stock, groundwater protection and BNG, as shown in table 2 below. The further assessment of the scheme below outlines that the proposals accord with these planning principles and policies.

PMP planning principles	Alignment with Local Plan	Sufficiently met by the proposals
No.1 – Landscape-led design principles	SD4, 5	Yes
No.3 – Biodiversity net gain	SD2, 9, 45	Yes
No.5 – Sustainable development	SD5, 48	Yes
No.6 – Wastewater management, surface and ground water quality	SD50	Yes
No.11 – Conserve and enhance heritage assets	SD12, 15	Yes
No.15 – Provide affordable housing which meets a local need	SD28	Partially yes
No.16 – Increase stock of smaller dwellings	SD27	Yes

Table 2: Alignment of the proposals between PMP and Local Plan polices

Summary

7.14 All of the above commentary provides a context, justification for the principle and scale of development, and wider issues of housing land supply and PMP delivery. It supports the recommendation to grant planning permission, subject to the completion of a S106, conditions and other matters as outlined.

Affordable housing

7.15 Originally, no affordable housing was proposed and a £50k off site contribution was offered. This position was supported by a Viability Appraisal. In conjunction with developing the revised scheme, the Applicant submitted an updated viability appraisal based on 13 dwellings and the SD28 requirement of 50% affordable housing.

- 7.16 The viability of both schemes was independently assessed by the Authority's appointed consultancy Bruton Knowles. As a result of additional dwellings, amended housing mix and typology, updated high construction costs (including the PTP), and abnormal costs of eradicating Japanese Knotweed, the Applicant proposed an off-site contribution of £658,558. Alongside this, they presented evidence of their approaches to 15 registered providers to gauge interest in the scheme. To date, they have had no interest.
- 7.17 Nevertheless, in seeking on-site provision, the Applicant has positively engaged with officers and an agreement has been reached on providing 6 dwellings as Discount Market Sales (DMS) units. These would be the smaller proposed dwellings which helps with affordability. Whilst other tenures are preferable, DMS is a legitimate affordable tenure and having considered the lack of interest from registered providers and the current economic climate, it offers on-site delivery.
- 7.18 The DMS units are proposed with a 30% discount, which aligns with the Affordable Housing SPD and draft Local Plan policy SDH5. The on-site contribution is also based on the viability evidence provided and advice from Bruton Knowles.
- 7.19 Officers would seek to secure a suitable 'cascade' in the Legal Agreement to require these units are marketed locally first, using agreed independent valuations. The Applicant is seeking a clause which requires these dwellings to become fully open market units after a period of time if they are not sold. Officers are minded to accept this with a minimum period of 12 months and demonstrating robust marketing efforts.
- 7.20 On the basis of the viability assessment, the position of 6 DMS units (46% on site provision) would accord with SD28 and the adopted Affordable Housing SPD.

Design considerations

Layout

- 7.21 The proposed Park Lane access is acceptable because its approximately central position allows for dwellings either side which creates an acceptable street scene, whilst meeting visibility, turning, and refuse access requirements. The access width has been minimised, as far as practicable, to help maintain a road hierarchy with Park Lane, with a granite sett overrun accommodating larger vehicles without creating a visually overly engineered entrance. This central access and the internal layout also affords views through the scheme from Park Lane, which is positive in terms of integrating the scheme within Droxford.
- 7.22 The four dwellings along Park Lane would create a new attractive street frontage, given their differing typologies, siting, styles and use of materials. Front brick walls would also contribute to the streetscene and reflect Droxford. The dwellings would follow the slope of Park Lane which helps to integrate them and provided varied ridge heights which would also contribute to the overall character and appearance of the streetscene and roofscape. The widened pavement also adds some planning gain regarding school children walking to/from the junior school.
- 7.23 A central internal shared access down to the southern end of the site allows for a varied, but still coherent, streetscene to be created along it and allow many of the dwellings to overlook the new open space. Semi-detached and terraced properties along the access also makes good use of space. Their differing set back distances from the access, spacing between them, subtly different orientations, varied dwelling typologies, roof forms, materials and front curtilages add visual interest and avoid a regimented streetscene. This eclectic approach still creates a coherent scheme overall and reflects the character of Droxford. A mix of on street parking, car barns and individual garages set back from the road would visually minimise car dominance in the street scene also.
- 7.24 The dwellings along the central access would have rear gardens backing onto the junior school. Sufficient rear gardens are also proposed. Representations raise concern about potential pressure to prune boundary trees, however, good sized rear gardens are proposed

and their orientation offer a good amenity and sunlight. Retaining the boundary trees also provides screening between the dwellings and the school.

- 7.25 It is positive that dwellings along the access face towards the new open space and help to frame it and for natural surveillance. The open space and drainage field on the eastern side of the site allows for new infrastructure to be accommodated on the lower area and also offers generous separation between proposed dwellings and those on Police Station Lane. Although the open space is limited, this has been satisfactorily balanced between making best use of the site and because of the recreation ground very close to the site which could be used by new residents.
- 7.26 The two large dwellings at the southern end of the scheme would help to frame the courtyard turning area and open space. The larger dwelling on plot 10 would be seen at the end of the access and so it has been satisfactorily designed as a 'focal' dwelling. These two dwellings also represent a lower density at this southern end whilst aligns with SD65(2)(b) which requires a 'suitable transition' in built form through the site between existing neighbouring residential areas and the countryside.
- 7.27 Representations raise concern about the scale and urbanising impact of the scheme. However, as outlined above the layout and number of dwellings can successfully be accommodated on site without unduly over-suburbanising this edge of village location.

Proposed architecture

- 7.28 The traditional architectural approach is acceptable because it reflects the positive rural vernacular and characteristics of Droxford. The dwellings would have a good coherence regarding their scale, form, massing, all of which are acceptable, with a good balance of architectural variety between them.
- 7.29 Their varied features and detailing, such as the front porches, bay windows, chimneys, brick courses, quoining and tile hanging, materials, and roof forms sufficiently reflect and contribute to local character. Both the design and conservation officers raise no objections to their design. The proposals, therefore, accord with policies SD4 and SD5.
- 7.30 In response to representations about the urban form, the architecture is considered appropriate for the above reasons.

Wider landscape context and public rights of way

- 7.31 The Wayfarers Walk runs through Droxford along Park Lane past the site and through fields west of the junior school. The amenity of this PROW is unlikely to be impacted upon because users already experience walking through Droxford and the proposed street frontage would be an enhancement and contribute to the character of the village. Representations raise concern about the safety of the PROW from increased traffic. The level of activity and vehicle movements from the new properties is not so significant to affect the PROW, particularly in the context of its former horticultural use and site allocation. Also, the PROW consultee does not object.
- 7.32 The scheme would also not have a harmful visual impact upon the approach to Droxford from the west on the PROW due to its layout, design, and that dwellings would be behind the junior school and boundary vegetation. There are no apparent wider elevated public vantage points which would be impacted upon by the scheme.
- 7.33 Overall, therefore, the proposals accord with SD65(2)(g) which seeks to safeguard the amenity of the Wayfarers Walk.

Highways and parking

- 7.34 Further Highways Authority advice is pending, following receipt of further information to address their latest comments (see paragraph 4.12). However, as above, the access is acceptable in character terms and the plans provided show acceptable vehicular tracking and

visibility splays. It is, therefore, an acceptable means of access as required by SD65(2)(c), albeit further consultee advice is awaited. It is noteworthy to highlight that the allocation requires up to 26 dwellings which would need to use Park Lane.

- 7.35 SD65(2)(d) requires sufficient parking on site to prevent overspill onto local roads. Each dwelling would have a minimum of 2 spaces and larger 5 bed properties (plots 10, 11) would have 4 spaces each. There would be 2 visitor tandem spaces which is a minimal provision, however, given the length of driveways some informal parking for visitors to those properties could be accommodated.

Foul drainage

- 7.36 The majority of Droxford is not served by mains foul drainage. The Environment Agency and Southern Water have confirmed that there are no sewers to discharge to. Consequently, a PTP and associated drainage field is proposed. On-site surveys, including ground water level monitoring and percolation testing, confirm acceptable ground conditions for this infrastructure and it could operate within the parameters of relevant British Standards.
- 7.37 An Environmental Permit would be required and this would further determine the acceptability of the waste-water treatment system and its management to mitigate pollution risk. The Environment Agency have not objected in the context of this planning application. On this basis, the risk to groundwater is considered to be low and arguably results in a betterment over the historic horticultural use.
- 7.38 Representations raise concern about the groundwater risk and that it has not been sufficiently demonstrated that there would not be undue harm, plus concern about an existing well within an immediate neighbour's rear garden close to the proposed drainage field. Officers have raised this specific concern with the Applicant, who has provided additional information and the Environment Agency has been consulted.
- 7.39 Based on the information provided, the well is already unsuitable for potable use because several properties on Police Station Lane rely on historic septic tanks, including an original Victorian system, located within approximately 10m of the well. These tanks provide only basic wastewater treatment and therefore present an inherent contamination risk. As a result, the well cannot reasonably be considered a viable groundwater abstraction point.
- 7.40 The Environment Agency consider the proximity of the drainage field to the well to be acceptable as it does not qualify as a potable groundwater source due to the presence of multiple septic tanks in close proximity. The drainage system has also been designed in the context of ground water levels and percolation testing and it is considered that it is unlikely to pose a risk to immediate neighbours, based on consultee responses.
- 7.41 An appropriate system is, therefore, proposed which could accord with SD17. Sufficient information and consultee advice has been received to determine that SD65(2)(f) is met. Condition 8 secures an appropriately detailed scheme to be agreed, notwithstanding any separate permit.

Surface water drainage

- 7.42 Consultee advice from the LLFA is awaited. Notwithstanding, a holistic approach to a degree is proposed with some rainwater gardens and a swale, but the scheme is largely dependent upon a piped solution to an attenuation tank system underneath the open space. In the context of making best use of the site and the proposed layout to achieve this surface water management regime is acceptable and would accord with SD17.
- 7.43 The surface water scheme also attenuates any flood risk and potential groundwater emergence which SD65(2)(e) has regard to. Representations raise concern about high water tables in the context of the foul drainage scheme, however, consultees have not raised concerns albeit the LLFA's response is awaited and Members will be updated. SD65(3)(b) also seeks to minimise hard surface areas in the scheme and given the scale of development,

on site drainage field and open space, this is met. Condition 9 secures an appropriate drainage scheme to be agreed.

Landscape scheme

- 7.44 Mature boundary trees and hedging would be retained, particularly along the school and southern boundaries. The rainwater gardens and swale would introduce surface features to contribute to amenity and biodiversity, in conjunction with the SUDs strategy whereby planting would attenuate water and its quality. New planting around the open space and within it would positively contribute to the public realm on site and native species would be sought via a more detailed planning condition 10.
- 7.45 In these respects, the scheme accords with SD45. Policy SD65(3)(a) is also met through the retention and enhancement of trees and hedgerows and an ecosystems services approach to the landscape scheme.

Ecology

- 7.46 The proposed measures outlined in paragraph 3.19 are acceptable. The County ecologist raises no objection. In conjunction with the enhancements which could be delivered through the landscape scheme, the proposals sufficiently accord with policies SD2 and SD9.

Impact on surrounding amenities

- 7.47 Given the siting and orientation of the dwellings and those of existing properties, intervening boundary vegetation, good distances between them and proposed landscaping, there would not be a significant harmful impact upon surrounding amenities. This includes a consideration of overlooking overshadowing and dwellings not having an unduly dominate relationship with existing properties. For these reasons, the scheme accords with SD5.
- 7.48 The amenity of the school would be safeguarded with the retention of boundary vegetation and dwellings sited sufficiently away from it. Rear gardens backing onto school grounds is generally not uncommon also. SD65(2)(h) is, therefore, met.
- 7.49 Residential amenity along Park Lane would not be significantly impacted upon by the vehicular traffic from new dwellings, which would be less than the allocation and arguably a betterment when compared to the horticultural use.

Cultural Heritage

- 7.50 The site is within the setting of the conservation area, as it abuts the eastern site boundary. The scheme would preserve and enhance its setting by virtue of the merits of the layout. Specifically, with dwellings facing onto the proposed open space the scheme positively addresses the conservation area rather than turning its back on it.
- 7.51 The proposed architecture also responds to the positive local vernacular and, in these respects, preserves and enhances the character and appearance of the conservation area and its setting. Policies SD12 and SD15 are, therefore, met. Additionally, SD65(2)(a) is also met.
- 7.52 There are no listed buildings within the immediate vicinity of the site, with the majority of designated properties more centrally located within Droxford, along the A32.

Dark Skies

- 7.53 The lighting details seek to minimise light pollution in an acceptable approach. Condition 20 would secure further details to achieve an appropriate external lighting scheme. The proposals could, therefore, accord with policy SD8.

The Conservation of Habitats and Species Regulations 2017

- 7.54 The site lies within a nitrate vulnerable area. By virtue of new overnight accommodation, there is the potential for a likely significant effect upon the Solent Special Protection Area through increased nitrates from the development. There is, therefore, the need to fulfil the

requirements of The Conservation of Habitats and Species Regulations 2017 (as amended).

- 7.55 The recommendation before Members is to delegate this more technical matter to the Director of Placemaking to resolve via the completion of a legal agreement to secure off-site credits from a strategic mitigation scheme within the Solent catchment area. Separately, it is considered that the proposals are unlikely to have a direct significant effect upon designated sites and protected species in regard to recreational disturbance.

8. Conclusion

- 8.1 The amendments during the application process have led to a markedly improved scheme. This is in terms of making best use of the site when balanced with technical drainage constraints, achieving an appropriate housing mix and type of dwellings, refining the traditional architectural approach to make a positive contribution to the character of Droxford. The proposals would also preserve and enhance the setting of the conservation area for the reasons outlined. The surrounding amenities of neighbouring properties are also respected.
- 8.2 Regarding the allocation policy, apart from achieving approximately 26 dwellings the SD65 criteria are met and the scheme accords with the policy as a whole. As set out, there are valid technical constraints as to why a larger scale of development is not proposed.
- 8.3 Overall, the scale and design of the proposals are acceptable having considered the scheme against aforementioned policy, taken into account consultee responses and representations. The Applicant and their project team have worked collaboratively with officers through this process and responded to issues raised, foul drainage in particular.
- 8.4 The viability of the scheme has been independently appraised and through discussions a 46% on-site provision is achieved. Whilst DMS is arguably a least preferable tenure, it is nonetheless acceptable under SD28 and the affordable housing SPD, when taking into account the viability evidence and advice. Overall, it is preferable in policy terms than alternatively agreeing a large off site contribution because it secures on-site delivery.
- 8.5 The proposals, therefore, sufficiently accord with the Local Plan, the NPPF (2024), National Park Purposes and Duty and relevant legislation as a whole. There are no material considerations of sufficient weight which would justify not granting planning permission for the reasons outlined.
- 8.6 The NPPF outlines overarching economic, social and environmental objectives to sustainable development. The proposals would have economic, social and environmental benefits in terms of developing a vacant horticultural site. There are likely to be social benefits from providing new dwellings including affordable housing. The proposals would provide environmental benefits of delivering a contextually appropriate scheme alongside the landscape scheme and ecology enhancements, whilst managing surface water and minimising risks to groundwater.
- 8.7 The application is, therefore, recommended for approval subject to a Legal Agreement and conditions outlined below.

9. Reason for Recommendation

- 9.1 It is recommended that:
- l) That Planning Permission be granted subject to:
 - i. The satisfactory completion of a S106 agreement, the final form of wording for which is delegated to the Director of Placemaking, to secure:
 - 7 Affordable Housing Units, as set out in the report.
 - Off-site biodiversity net gain units/credits to be purchased, as required.

- Off-site nitrate credits to be purchased, as required.
 - ii. The conditions set out at paragraph 9.2 of the report, and any amendments or other conditions as required to address technical matters, to be delegated to the Director of Placemaking.
- 2) That authority be delegated to the Director of Placemaking to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 14 May 2026 Planning Committee meeting.

9.2 And the following conditions:

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

Reason: comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

Materials and sustainable construction

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

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

Sustainable Construction

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

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

Demonstrating that the development will:

- f. Reduce predicted CO2 emissions by at least 12% due to energy efficiency measures and onsite renewable energy, compared with the maximum allowed by Part L1A 2023;
- g. Provide EV charge points in a suitable location for all the dwellings and flats, with a minimum power rating output of 7kW and a universal socket;

- h. Have a predicted mains water consumption of no more than 105 litres per person per day;
- i. Have separate internal bin collection for recyclables matching local waste collection service; and
- j. Have a private compost bin.

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

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

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

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

- 6. Prior to the construction of the garages above slab level, details of the green roofs shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the technical system for installation upon the extent of roof space and the species composition. The garages shall, thereafter, be built in full accordance with the agreed details.

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

Levels

- 7. No development shall commence until detailed longitudinal and latitudinal cross sections detailing proposed grounds levels for the dwellings and surrounding areas of the site relating to the drainage scheme details pursuant to conditions 8 and 9 have been submitted to and agreed in writing by the Local Planning Authority. The development shall be undertaken in full accordance with the agreed details.

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

Drainage

- 8. No development shall commence until details of the proposed means of foul sewerage scheme and its long-term management have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in full accordance with the agreed details prior to the occupation of any dwelling, and managed in perpetuity thereafter for the lifetime of the development.

Reason: To ensure an appropriate means of foul drainage on site.

- 9. No development shall commence until details of the proposed surface water drainage scheme and its long-term maintenance and management have been submitted to and approved in writing by the Local Planning Authority. The scheme shall follow the submitted SuDS Strategy (prepared by Mont Arch Ltd, ref: DS001, dated 20.02.2026) and the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. Thereafter, the development shall be carried out in full accordance with the approved details prior to the first occupation of any of the dwellings and managed in perpetuity thereafter for the lifetime of the development.

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

Landscaping

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

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

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

Ecology

11. The development shall be implemented in full accordance with the measures and recommendations detailed in the Protected Species Survey Report (prepared by 'e3s Consulting' Ltd, dated 26.08.2025), Ecological Impact Assessment (prepared by 'e3s Consulting' Ltd, revision 01, dated 05.09.2025) and Preliminary Ecological Appraisal (prepared by 'e3s Consulting' Ltd, dated 05.09.2025), prior to and during construction and post occupation of the dwellings.

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

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

Reason: To deliver suitable ecological enhancements on site.

13. No development shall commence until a detailed scheme to eradicate Japanese Knotweed on site has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall, thereafter, be implemented in full accordance with the agreed details.

Reason: To remediate the presence of this invasive species and enable the development to be undertaken.

Biodiversity Net Gain

14. The Biodiversity Gain Plan shall be prepared in full accordance with the Preliminary Ecological Appraisal and Biodiversity Net Gain Metric prepared by 'e3s Consulting' Ltd, dated 05.09.2025

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended), policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

15. Prior to the commencement of the development hereby permitted, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall accord with the Biodiversity Gain Plan and include:

- i. A non-technical summary;
- ii. The roles and responsibilities of the people or organisations delivering the HMMP;
- iii. The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- iv. The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the first use of the development;
- v. The monitoring methodology and frequency in respect of the created or enhanced habitat;
- vi. Provision for the identification, agreement and implementation of contingencies and/or remedial actions where the results from monitoring show that the conservation aims and objectives of the HMMP are not being met.

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

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended), policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

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

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

Trees

17. Protective measures, including fencing and ground protection, shall be undertaken in full accordance with the Arboricultural Implications Report and Method Statement (prepared by SJA Trees Ltd, ref: SJA air 25252-01c, dated February 2026) and Tree Protection Plan SJA TPP 25252-041 prior to any demolition, construction or

groundwork commencing on the site. Any deviation from works prescribed or methods agreed shall be agreed in writing to the Local Planning Authority.

Reason: To ensure protection and long-term viability of retained trees and to minimise impact of construction activity.

18. No development or site preparation prior to operations which have any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site.

The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved Arboricultural Method Statement (ref: SJA air 25252-01c). Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure protection and long-term viability of retained trees and to minimise impact of construction activity.

Archaeology

19. The development hereby approved shall be undertaken in full accordance with the submitted Assessment and Heritage Statement prepared by AB Heritage, dated 02.09.2025.

Reason: To ensure an appropriate means of construction which records and safeguards archaeology.

Dark night skies

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

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

Highways and access

21. Prior to any dwellings being occupied, its vehicular access and car parking space(s) shall be completed in full accordance with the approved Site Plans 25067_001_D and 25-14782-01-101. The parking provision shall be retained thereafter.

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

Construction Management Plan

22. No development shall commence, excluding site clearance and set up preparatory works prior to construction, until an updated Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CEMP shall be fully implemented and adhered to throughout the entire construction period. The CEMP shall provide details as appropriate, including:

- a. The anticipated number, frequency and types of vehicles used during construction and routing of vehicles;
- b. How deliveries would be managed in terms of vehicles entering and leaving the site and timings;
- c. The method of access and routing of vehicles during construction;
- d. The parking of vehicles by site operatives and visitors;
- e. The loading and unloading areas of plant, materials and waste;
- f. Measures to control surface water run off;
- g. Construction timings to avoid disturbance of protected species;
- h. Dust suppression, mitigation and avoidance measures;
- i. Noise reduction measures;
- j. Details of site monitoring and logging of results;
- k. Hours of operation during construction;
- l. The storage of plant and materials used in the construction of the development;
- m. The erection and maintenance of security hoarding;
- n. The provision of wheel washing facilities;
- o. A scheme for recycling/disposing of waste resulting from construction works.
- p. Construction lighting and its operation.
- q. A programme of and phasing of demolition (if any);
- r. The arrangements for deliveries associated with all construction works;
- s. Methods and phasing of construction works;
- t. Access and egress for plant and machinery;
- u. Location of temporary site buildings, compounds, construction material, and plant storage areas.

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

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

Permitted Development Rights

23. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, classes A-G and Part 2 of Schedule 2, class A; inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

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

Contamination

24. No development shall take place unless otherwise agreed in writing until a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall conform to current guidance and best practice as set out in LCRM – Land Contamination Risk Management and BSI0175:2011

Investigation of potentially contaminated sites - code of practice; or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A preliminary site investigation or desk top study documenting all the previous and existing land uses of the site and adjacent land and preliminary conceptual site model identifying all identified potential risks ;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the preliminary conceptual site model as presented in the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to remove or avoid risk from contaminants and/or soil gas identified when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

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

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

Tim Slaney
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South Downs National Park Authority

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Appendices: Appendix I- Legislation and policies
SDNPA Consultees: Legal Services, Development Manager
Background Documents: [SDNP/25/03644/FUL | Erection of 13 residential dwellings following demolition of existing greenhouses, with associated landscaping, public open space, drainage field, parking and access | Downvale Nurseries Police Station Lane Droxford Hampshire SO32 3RF](#)
[South Downs Local Plan \(2014-33\)](#)
[South Downs National Park Partnership Management Plan](#)
[SDNPA Supplementary Planning Documents and Technical Advice Notes](#)