

## **SOUTH DOWNS NATIONAL PARK DESIGN REVIEW PANEL**

Date of meeting: 04/10/2016

Site: Hambledon Vineyard  
Proposal: Demolition of existing cellar and creation of single multi-purpose building combining improved visitor facilities, cellar and estate offices, together with landscaping, access improvements, parking and associated works.

Planning reference: SDNPA/16/03880/FUL

Panel members sitting: David Hares (Chair)  
Paul Fender  
John Starling  
Lap Chan  
Robert Adam  
Andrew Smith

SDNPA officers in attendance: Genevieve Hayes  
Victoria Corrigan  
Paul Slade  
Michael Scammel

Planning Committee in attendance:

Item presented by: Jacob Goodenough- WYG  
Richard Alldread - WYG  
Sue Masser – Masser Architects

Declarations of interest: None

The Panel's response to your scheme will be placed on the Planning Authority's website where it can be viewed by the public. The SDNPA operate a transparent service, whereby pre-application and application details, although not actively publicised will be placed on the online planning register. This is unless the applicant gives reasons why the enquiry is commercially sensitive.

## COMMENTS

	Notes
	14.08
<b>1.0 Discussion/Questions with applicants</b>	<p><b>The Panel asked how wide the access road is.</b> The Applicant said that the road is designed to be 4.1m wide, which is sufficient for 2 cars to pass each other, and 3 laybys will be installed to help larger vehicles to pass each other safely.</p> <p><b>The Panel asked how much car parking space was available.</b> The Applicant said that there were 42 formal spaces, which includes 2 disabled bays and 1 minibus bay. They said that overflow parking (ad-hoc in between the vines) has capacity for a further 40 cars.</p> <p><b>Further to this, the Panel asked about what coaches will do for parking – Of particular concern was whether large coaches could get close enough to the visitor centre to offload passengers who might not be able to walk particularly far.</b> The Applicant said that there was space further up the road for coaches to turn and proposed that they could offload passengers there.</p> <p><b>The Panel commented that, while the Visitor Centre is going to look over vines, it would inevitably also overlook the car park.</b> The Applicants said that the veranda/vista was going to be designed to overlook the vines only.</p> <p><b>The Panel asked about the glazing of the building.</b> The Applicant said that the glazing would be mounted in aluminium door stiles and feature louvres to contain lighting from the interior at night.</p> <p><b>The Panel asked if the back building was made of timber</b> The Applicant said that it would be timber clad.</p> <p><b>The Panel asked about how the structure would be roofed.</b> The Applicant said that they would use zinc as the roofing material.</p> <p><b>Further to this, the Panel asked about what they'd use for the undersides of the roofs.</b> The Applicant said that they would use Zinc for those as well.</p> <p><b>The Panel asked what the overall design rationale for the visitors centre was.</b> The Applicant said that the concept is a lightweight building that complements the landscape, looking out at day and in at night. They didn't feel it had any specific style.</p> <p><b>The Panel asked if the applicants saw the structure as essentially a glass pavilion.</b> The Applicants said yes.</p>

	<p><b>The Panel asked where the louvres are located on the fenestration.</b>  The Applicant said that there was a mix, with some designed to fold out like fins, others fixed in place. Overall their intention is for the louvres to stop any light emission when shut.</p> <p><b>The Panel asked about the possibility of getting a constraint established that would require lorries to approach using specific routes, in order to make traffic direction clearer and keep heavy lorries off inappropriate roads.</b>  The Applicants explained that they intend to include instructions on approach amongst the booking information for the visitor centre.</p> <p><b>The Panel asked about the plan for a local farm to take some of the spoil from this development – They felt that this should be mentioned in the plan, perhaps in the form of some hard percentages of the amount of spoil the farm would accept.</b></p> <p><b>The Panel highlighted the fact that some of the trees along the back of the site are of quite low quality, potentially as a result of disease, and suggested that it might be a good decision to plant some new trees to fill the gaps – Further to this, they recommended creating a woodland management plan to formalise this.</b></p> <p><b>The Panel asked if there would be an addendum to the LVIA with regards to road access, in order to keep lorries off inappropriate roads and prevent them from passing through the centre of the village, with instructions to both HGVs and coach drivers to arrive at the site in a particular way.</b>  The Applicants said that road access is going to be picked up as part of the plan. They also went on to say that they were considering creating some embankments using some of the spoil in order to reduce the visibility of some of the car parking.</p> <p><b>The Panel asked if the access road is going to be hard surfaced.</b>  The Applicants said that it was, but they don't want it to be black topped.</p> <p><b>The Panel commented that there was no mention in the plan of the Dark Night Skies considerations.</b>  The Applicant said that they weren't planning to put in any major lighting along the road, but there could be low key lighting for guidance purposes.</p> <p><b>The Panel asked about the storage of mechanical items.</b>  The Applicant said that they'd be contained within a corner of the cellar.</p>
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	<p><b>The Panel asked whether the Applicants had given any consideration towards installing a green roof over the cellar.</b>  The Applicants said that the current cellar is a concrete slab with earth on top, essentially constituting a green roof, but that this caused a lot of problems within the cellar, particularly with regards to maintaining appropriate levels of humidity. As a result of the problems with the previous green roof, the client is not keen on installing another one. They suggested that trees could screen the roof from view.</p> <p><b>The Panel asked if there was a tree survey.</b>  The Applicants said yes, they had done a tree survey.</p> <p><b>The Panel asked if the Applicants had considered installing Solar Panels on the cellar roof.</b>  The Applicants said they had discussed it, but no conclusion has been reached yet.</p> <p><b>The Panel brought up the question of a management or master plan again. Referring back to the previous occasion that Hambledon Vineyard came to the DRP, they said that the master plan idea had been important then because of the additional application for the Winery building, however the winery building application has now been approved. The Panel would like to see a management plan put in place, which could control matters like planting new trees to replace the ailing ones currently on site.</b>  The Applicant said that the intention for this plan is not just to create this new visitor centre and upgrade the cellar, but also to future-proof the site as a whole.</p> <p><b>The Panel said that this only strengthens the argument for having a management plan, which can help to insure good management of the site in years to come.</b>  The Applicant said that at this stage the main focus of the owner of the site is on the product of their vineyard, with other matters generally considered on an Ad Hoc basis.</p> <p><b>The Panel maintained that a good management plan, or a master plan, would be a substantial benefit for the application, and that they'd like to see something that accounts for matters such as maintenance of the trees, appropriate bin storage and other like options.</b></p>
<p><b>2.0 Panel Summary</b></p>	<ol style="list-style-type: none"> <li>1. The Panel opened by saying that they wanted to reiterate some of the sentiments of the previous DRP session that the Vineyard attended – The scheme doesn't seem as confident as it could be; the vineyard produces award winning wines and accordingly really deserves an award winning building to display them, but this doesn't fit the bill. It is underwhelming.</li> <li>2. One area of concern has been the eaves, with the Panel feeling that some sections and more detailed drawings could benefit their portrayal.</li> <li>3. The Panel felt the car park area layout still needs a lot of</li> </ol>

	<p>work in order to better integrate it into the scheme, and provide adequate space. The overflow parking concept needs to be included in any planning application showing landscaping and spoil use - The Panel agreed with the applicants plan to use spare spoil in making embankments for it.</p> <p>4. The Panel felt that a master plan, management plan or estate plan would be a necessary attribute to the development of the site as a whole and would benefit all parties. Key areas that such a plan should consider is the access of the site, parking, waste storage, and ancillary storage and Dark Night Skies status.</p>
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