

Report to	Planning Committee
Date	14 September 2017
By	Director of Planning
Local Authority	Winchester City Council
Application Number	SDNP/16/04613/FUL
Applicant	Eider Developments Ltd
Application	22 self-contained holiday lodges together with an on-site reception building and spa with parking and landscaping improvements following demolition of vacant hotel buildings.
Address	Upland Park, Garrison Hill, Droxford, Hampshire, SO32 3QL.

Recommendation: That planning permission be granted subject to the conditions set out in Section 10.1 of this report.

Executive Summary

The applicant proposes to redevelop a vacant 18 bed hotel on the edge of Droxford to create 22 new holiday lodges and a spa.

The hotel has been empty since 2012 and is in a dilapidated condition occupying a 3 hectare site and accessed directly from the A32. It is a reasonably well contained site with the most prominent views being on the southbound carriageway of the A32 when approaching the village and from Mill Lane to the south east. The River Meon flows alongside its south eastern boundary and there is a flood plain and water meadows further east. This area is inhabited by water voles in particular, which have been the subject of a re-introduction programme for the whole river.

The lodges would be constructed of timber and a mix of 1-3 bedrooms of various sizes and designs. They would be predominantly sited on the footprint of the hotel, its outbuildings and hardstanding but also bringing development closer to the river. A woodland planting scheme around the lodges is also proposed. The spa building would be sited in the northern part of the site adjacent to a pond. A new car park and reception building are also proposed close to the access.

It is considered that the proposals are acceptable given that there is a need for the type of accommodation proposed within the national park; it would replace a redundant hotel which has not been used for a notable period of time; is of an acceptable scale and design; and that enhancements to the site most notably the restoration of the river bank to benefit water voles and other species, improvements to the site's ecology and landscape benefits from better management of the site.

The development would not significantly impact upon the wider landscape, highways network, the conservation area; Fir Hill to the south which is a listed building; or residential amenity.

The application was received on 13 October 2016 and is before Members of the Planning Committee due to the scale of the proposals.

I. Site Description

- I.1 The site is at the northern edge of Droxford and covers approximately 3 hectares. The Upland Park Hotel and chalet outbuildings which are located in the south western part of the site. The north east part of the site consists of the hotel's wider grounds which is an area of grassland and a man-made pond. The A32 runs alongside the north-west boundary and from here the site predominantly slopes down in a south east direction from the A32 to the River Meon which runs along the south eastern site boundary.
- I.2 There is a wide tarmac gated access in the north-west corner of the site which joins the A32 and from here a tarmac drive leads to a car park in front of the hotel. Views into the site are possible across the access and through the trees on the north east boundary when heading into Droxford on the A32, at the point between passing a petrol station (Merringtons Garage) and cross roads, but these become more limited when directly passing the access. The hotel is not visible in these views and once past the access the site boundary is lined with mature trees and a substantial hedge which effectively screen the site from views along the road. On the opposite side of the A32 are two dwellings with a field in between them. Adjacent to the north east boundary is a field on lower ground where horses are kept.
- I.3 The site's south eastern boundary consists of the river bank of the River Meon, which is a chalk river and site of important nature conservation (SINC). The bank is lined with a variety of mature trees and shrubs and has an unkempt character. On the opposite side of the river are water meadows and flood plain. Beyond the meadows is a narrow road called Mill Lane which joins the B2150. There are dwellings at the junction of Mill Lane and the B2150 and from this point and along Mill Lane there are views of the site where the hotel is visible, albeit through the trees which line the south east site boundary. The northern part of the site is the more visible area of the site from the lane.
- I.4 The south western site boundary is bordered by mature trees and understorey. These separate the site from the wider grounds of Fir Hill to the south which is a large grade II listed dwelling. This dwelling is approximately 90m from the boundary and faces towards the A32 but is set back from it behind a high wall. Opposite Fir Hill is a residential road called North End Lane which is approximately 100m further south of the site and where the rear gardens of dwellings define the northern boundary of Droxford and back onto a large field. There is a conservation area within Droxford which extends up to North End Lane on the western side of the A32 and includes the grounds of Fir Hill up to the site.
- I.5 Droxford lies within the Meon Valley landscape character area which is a narrow floodplain which is characterised by the river, small permanent pastures divided by hedgerows, wet woodland, water meadows and open water, all of which are of great ecological interest. The site comprises of late post-medieval enclosed meadows with the lower, undeveloped, part of the site retaining this historic character.

2. Relevant Planning History

- 2.1 SDNP/13/01526/FUL: Demolition of the existing hotel and other buildings and construction of 5 no. detached dwellings with separate garages with living or work space above each garage, landscaping, private amenity space, access and parking. Withdrawn 08.10.2013.
- 2.2 SDNP/14/04418/FUL: Demolition of the existing hotel and ancillary buildings and construction of 20 residential dwellings to include 7 affordable dwellings, landscaping, private amenity space, access and parking. Withdrawn 09.09.2015.
- 2.3 SDNP/15/01551/PRE: Holiday lodge development to include 36 self-catering timber framed lodges, a facilities building, children's play area, spa and new landscaping proposals. Pre-application advice issued 21 July 2016.
- Principle of re-developing the site for new tourist accommodation in some form supported but concern raised about the scale and design of the development and that a landscape led approach to a revised scheme should be undertaken.

3. Proposal

3.1 The proposals comprise the demolition of the existing hotel and its outbuildings and the erection of 22 luxury holiday lodges, a reception building and a spa. The lodges would be short term and self-catering holiday accommodation. The existing access would be retained which would lead into a new landscaped car park with 39 spaces. The site and its boundaries would also be subject to a new landscape scheme.

3.2 The proposals before Members are a revised scheme which has reduced the number of lodges from 36 to 22. Each aspect of the scheme is described in more detail below.

The holiday lodges

3.3 12 no.1 bed, 5 no.2 bed and 5 no.3 bed timber lodges are proposed. Five different designs of lodges are proposed in terms of their scale and appearance but there are overall consistencies in their character to create a coherent scheme. Three different designs for the no.1 bed lodges and single designs for no.2 and no.3 bedroom lodges are proposed. 11 would be wholly two storey, five would be a mix of single and two storey and six would be completely single storey.

3.4 They would have a chalet style appearance. The walls and roofs would be clad with timber and in some of the designs timber shingles are also used. They would be supported on minimal piled foundations and be slightly raised above the ground. Amongst the five different designs are a variety of gabled roofs with multiple off-set roof lines and heights, proportions, and a mix of one and two storey elements. They would also have a variety of covered terraces and balconies. The amount of glazing also varies between each design.

3.5 They would be predominantly orientated to face south eastwards towards the river and they would be arranged around a circular access route which links with the car park. The width of this route has been kept to a minimum in order to be sufficient for visitors to arrive at the lodges to drop off luggage and avoid permanent parking in front of them. It would be a one way route whereby visitors would be required to park in the central car park. No parking is proposed at any lodge. This route is proposed to be laid with paving and at various crossings grasscrete is proposed.

3.6 The two storey lodges would predominantly be centrally located within the scheme. There would also be a central play area of a more natural design compared to a typical formal playground. The lodges on the south eastern edge of the scheme, which would face towards the river, would be a mixture of one to two storey.

3.7 The lodges would predominantly cover the existing footprint of the hotel but they would also extend development closer towards the river, where at the closest point they would be approximately 35m from the trees which line the river bank.

The car park and reception building

3.8 The car park would be sited at the north-west part of the site next to the access. 39 spaces, including 4 disabled spaces, would be laid out in two central rows amongst new landscaping. It would be laid with permeable paving. There would be an area for bins and general storage.

3.9 The reception building would be sited at the northern end of the car park and next to the site's entrance gates. It would face onto the car park and have a small lawn area to the rear. It would measure 10m x 3.9m, excluding a covered terrace area which would wrap around three sides of the building, with a 5.4m high gabled roof. It would be a timber lodge of a simple functional design with minimal glazing. Inside there would be a reception desk and an en-suite bedroom for a staff member to be present overnight.

The spa building

3.10 A spa would be sited adjacent to the north east site boundary and be approximately 16m from the pond. Piled foundations would be used to avoid excessive grounds works. It would be a bespoke timber clad building. Its footprint comprises of various circular 'pods' of different sizes with conical shaped roofs joined together by a flat green roof. The largest 'pod' would be 5.4m high. A star gazing platform is also proposed on its northern side for

visitors to use. It would front onto a track which would lead from the existing access and at its rear there would be a terrace area which would overlook the pond.

The proposed landscape scheme

- 3.11 A comprehensive landscape scheme is proposed for the site. Importantly, tree planting is proposed around the lodges to create a woodland setting. This planting would also bolster the south west boundary with Fir Hill. A programme of tree removal and maintenance and replacement trees are proposed along the river with new understorey. A new fence line between the trees and the lodges is also proposed to restrict access to visitors. New landscaping is also proposed around the pond and spa.

How the site would operate

- 3.12 The development would operate as a single site under one overall management regime, and it would be subject to a condition requiring a site wide management plan. The site would be open 365 days a year. The reception building would facilitate people arriving and leaving the site and provide accommodation for a member of staff to be present 24 hours a day. The Spa would primarily be available for guests but it would be available to local residents as well.

4. Consultations

4.1 **Arboriculture:** Awaiting comments, Members will be updated.

4.2 **Archaeology:** No objection, subject to condition.

4.3 **Conservation Officer:** Objection.

- Immediately north of Droxford Conservation area and Fir Hill, a Grade II listed building, and their settings should be given great importance in determining the application.
- Example of suburban development to ‘creep.’
- Acknowledge the importance of public access to the landscape but the spread of the proposed development well beyond the confines of the previously developed area of this site doesn’t sit well with conservation.
- Query justification for lodges, some of them quite large, being ‘scattered’ across the site. Why can’t they be confined to the previously developed area?
- The new development needs to be all but invisible from Fir Hill and within its curtilage and generally inconspicuous when approaching the northern conservation area boundary – a ‘gateway’ location for the village. This should pertain to the prevailing foliage conditions of winter as well as summer.
- The lightweight timber nature of the lodges should not be allowed to ‘solidify’ into masonry structures over any subsequent consent applications.

4.4 **Dark Night Skies:** Comments.

- Glazing generally acceptable and not considered particularly excessive. Glazing on elevations is within an acceptable limit.
- Proposed lighting is within the ILP guidance but attention should be made to the colour temperature which should be ‘warm whites’ and not ‘white light.’ The colour temperature of lighting should take into account wildlife in this location.
- Question the need for the entrance signage and lighting.
- Clarification needed on the type of low level sensor lighting proposed throughout the scheme.
- Recommend the use of black out blinds and low transmittance glass.
- There is potential for astro-tourism which could be catered for by a telescope hire at site and basic information provided to visitors.

4.5 **Drainage:** No objection.

4.6 **Droxford Parish Council:** Objection. Development is of an inappropriate scale due to:

- Effect on sustainability of existing local businesses, particularly tourist accommodation.
- Significant doubt that it will deliver sustainable benefit to the village or local community.

- Lack of provision to ameliorate effects of increased traffic movements.
- No safe pedestrian access linking the development to the village.
- Lack of provision for 24/7 on-site manager accommodation on the grounds of security of the site.
- No viability assessment has been provided to support the size and scale of the development, nor the need for such accommodation locally.
- Application contains inaccurate information, eg. bus services.

4.7 **Ecology:** No objection, subject to condition.

- Site has potential to support water voles and support SDNP Ranger comments.
- Recommend bat mitigation, compensation and enhancement measures are secured via condition.
- Development re-located away further from the River Meon, water voles unlikely to be impacted.
- Support the comments of the Dark Night Skies Officer relating to the protection of wildlife corridors and minimised lighting throughout the site.

4.8 **Environment Agency:** Awaiting comments, Members to be updated.

4.9 **Environmental Health:** No objection, subject to conditions.

4.10 **Flood Authority:** Awaiting comments, Members to be updated.

4.11 **Highways:** No objection, subject to condition.

4.12 **Landscape & design:** No objection, subject to conditions.

- Revised layout is more respectful and responsive to landscape sensitivities and context.
- Character of the site associated with the River Meon. The river is highly sensitive ecologically and it is these sensitivities along with landscape character which have influenced the recommendations for the site.
- Simplified layout and form of the lodges and a pedestrian focussed means of circulation supported. Arrangement of single and two storey lodges acceptable.
- Proposed treatment of site boundaries is generally supported. Recommend a landscape strategy for the long term management of them.
- The materials are sensitive to landscape character and provide an appropriate finish.
- Woodland vision for the scheme supported.
- Planting mature poplar for instant visual benefits doesn't outweigh the potential dis-benefits from thinning out trees at a later date. Principle of planting larger specimens of native black poplar hybrids is not supported.
- Retention of the grassland area is positive and is highly characteristic of the area and important ecological resource. Focussed management could significantly improve its species diversity. Re-seeding the grassland area to become a species rich chalk grassland not most appropriate treatment.
- Principles supported. External lighting needs to take into account dark night skies as well as ecology.
- Support green roof on the spa building.
- Opportunities to deliver wider benefits in SuDS scheme, including proposed planting and use of rain water gardens.

4.13 **Natural England:** Response received, no comments.

4.14 **SDNPA Ranger:** Comments.

- Potential to enhance the bank to help sustain water voles.
- The river is shaded by trees in parts but improvements can be made with sensitive management.
- Access to the river and pond by visitors should be restricted.
- The distance between the lodges and the river is acceptable subject to suitable planting in between them, which should build up from grassland to shrubs and then trees, in order to mitigate any impacts from their siting and any light pollution.

- Fence line along the river should be re-positioned further into the site to allow for a bigger area to work within for maintaining the river bank. Sheep netting would also be more appropriate than formal fencing.
- Retaining the existing grassland and enhancing it, plus a long term management regime, is recommended instead of a chalk grassland wildflower meadow due to ground conditions and the grassland's potential to support a wide variety of species.
- Suggest an ecological and landscape management plan to secure enhancements.
- Need to consider light pollution towards the river, particularly in regard to bats using the river to forage and/or commute.

4.15 **Southern Water:** No objection, subject to condition.

4.16 **Sustainable Tourism:** Comments.

- SDNP Visitor Accommodation Review 2014 indicates potential for the development of all types of new accommodation.
- Relatively modest scale holiday lodge parks are likely to be one of the most appropriate in the National Park.
- By offering accommodation in the National Park it caters to visitors from outside of the area who will visit, stay, add economic benefit and have the opportunity to enjoy the National Park.
- Potential for local economic benefit from job creation, local income generation and provision of new facilities for local resident use (Spa open to public).
- Proposals replace previous existing bed stock that was reduced by the Uplands Park Hotel closure. They present an updated accommodation proposition that has been reported as being viable and meeting current market demand.
- Sustainable transport options are currently limited. Recommend exploring options of station pick up services for non-car users and providing information on how to access the site by sustainable modes of transport.
- The purchase and use of locally sourced materials would add to the sustainable nature and desirability of the project.
- Opportunity to promote local goods and services to visitors, including the nearby local pubs, village shops and other services.
- The capability to host year round visitors, coupled with its location to nearby visitor attractions and Winchester provides opportunities to extend the viability during the off-peak months.
- Consideration should be given to promoting understanding and enjoyment of the National Park on site.

5. Representations

5.1 4 third-party representations have been received. These comprise of 3 objections and 1 neutral response. A re-consultation exercise was undertaken following receipt of revised plans whereby further comments were received and one additional objection was also received. The following comments have been received:

5.2 3 letter of objections:

5.3 Need

- Need for the type of tourist accommodation proposed not evidenced.
- Hotel closed due to lack of custom.
- Droxford is not a destination for holiday makers.
- Limited demand for tourist accommodation in winter months.
- Majority of visitors to the village are walkers aiming for the Wayfarer's Way or the Meon Valley Way.
- Concern that the scheme will not be economically viable.
- Concern about the scale of proposals.
- Proposal will more than double local provision for self-catering accommodation. Will saturate the market meaning that nobody can maximise the benefit of other investment in tourist accommodation.

- More even distribution of accommodation would be beneficial to the whole area.
- Concern about pedestrian and vehicular access to and from the A32.

5.4 Scale and design

- Excessive in comparison to the hotel.
- Will be like a small village tacked onto Droxford Village.
- Density will have major implications in terms of noise and light pollution.

5.5 Dark night skies

- Harmful light pollution and impact on dark night skies conservation.
- Poor lighting scheme at the existing hotel.

5.6 Landscape and ecology

- Obtrusive development. Lodges would be on a high point of the site and two storey with high ridge heights.
- Impact on visual amenity and tranquillity.
- Proximity of the development to the River Meon, a SINIC.
- Protection of the river from visitors and their pets needed.
- Impact on trees.

5.7 Amenity

- Increased noise, increasing unsociable hours.
- Object to any 'tree top play area' due to light and noise pollution.
- Support no individual or communal fire pits or barbeques on site.
- Proximity of lodges to the boundary with Fir Hill.
- Appropriate landscaping required along boundary with Fir Hill to protect private residential amenities.
- Appropriate fencing required to avoid pets and children entering the grounds of Fir Hill.

5.8 Pedestrian and cycle access

- Risks to guests trying to access or return from village on foot/cycling along A32. Additional risks heading elsewhere nearby such as the Hurdles Public House on the B2150.
- Would have more impact on the highway than the hotel.
- Visitors will be reliant on their cars.
- No pedestrian/cycle access to the village from the site.
- No scope for creating a safe pedestrian/cycle access to/from the site.
- Highway safety from increased traffic and use of the existing access.
- Cars regularly speed past the site.
- No scope for overflow parking if lodges are at full capacity and other visitors to the play area and spa.

5.9 Other

- Limited public consultation exercise by applicant. Poorly advertised public exhibition and a further public exhibition required.
- Applicant should provide the SDNPA with feedback from public exhibition and public meeting.
- Contrary to local and national planning policies.
- Unclear about the security and maintenance of the site.
- Use of the reception building unclear, clarify whether it is required.
- Clarification on the use of the spa needed.
- Clarification on the use of the play area by non-guests and monitoring.
- Potential anti-social behaviour if no on site staff presence.
- Site has attracted vandalism and increased police patrols.
- Concern about fumes and smells from treatment plant. Further detail on this system is required.

5.10 I Neutral comment

- Recommend a new footpath into the village and petrol station as the road is dangerous for pedestrians.
- Concern that Cut Throat Lane should not be used by lorries during construction.
- Need to confirm the level of noise and disturbance for neighbours during construction.

6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan is the saved policies of the Winchester District Local Plan Review 2006 and the Winchester District Local Plan Part 1 Joint Core Strategy 2013. The relevant policies are set out in section 7 below.

National Park Purposes

6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010

6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

Major development

6.4 Paragraph 116 of the NPPF outlines that planning permission should be refused for major developments in designated areas (including national parks) except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- The need for the development, including in terms of any national considerations and the impact of permitting or refusing it, upon the local economy;
- The cost of, and scope for, development outside the designated area, or meeting the need for it in some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated.

6.5 Paragraphs 8.6 to 8.8 below consider whether the development is major development for the purposes of paragraph 116 of the NPPF.

Relationship of the Development Plan to the NPPF and Circular 2010

6.6 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with it.

6.7 The South Downs National Park Partnership Management Plan 2014-2019 is a material consideration in the determination of planning applications, as outlined in national planning practice guidance, and has some weight pending the adoption of the SDNP Local Plan. It outlines a vision and long term outcomes for the National Park. The following policies are relevant: General policies 1,3,4,5,6,9,28,29,30,41,43,48,55.

- 6.8 Section 72 of the Town and Country Planning (Listed Buildings and Conservation Area) Act 1990 relates to conservation areas. It requires “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”
- 6.9 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states “in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

7. Planning Policy

- 7.1 The following saved policies of the saved policies of the Winchester District Local Plan Review 2006 are relevant:
- DP3 General Design Criteria.
 - DP4: Landscape and Built Environment
 - DPI0: Pollution Generating Development
 - DPI1 Unneighbourly Uses
 - CE.28 Sustainable Recreation Facilities
 - RT17 Tourism Development
 - RT18 Tourism Development (permanent short stay accommodation)
 - T2 Development Access
 - T3 Development Layout
 - T4 Parking standards
 - HE4: Conservation Areas - Landscape Setting
- 7.2 The following policies of the Winchester District Local Plan Part I Joint Core Strategy 2013 are relevant:
- MTRA4; Development in the Countryside
 - CP8: Economic Growth and Diversification
 - CPI0: Transport
 - CPI1 Sustainable Low and Zero Carbon Built Development
 - CPI2: Renewable and De-centralised Energy
 - CPI3: High Quality Design
 - CPI6: Biodiversity
 - CPI7: Flooding, Flood Risk and the Water Environment
 - CPI9: South Downs National Park
 - CP20: Heritage and Landscape Character

The South Downs Local Plan

- 7.3 The South Downs Local Plan: Preferred Options was approved for consultation by the National Park authority on 16 July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 2 September to 28 October 2015 and the responses received are being considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation, the policies within the Preferred Options Local Plan are currently afforded limited weight.
- 7.4 The relevant planning policies of the draft SDNP Local Plan are: SD1, SD5, SD6, SD8, SD9, SD11, SD12, SD14, SD16, SD17, SD18, SD20 and SD27, SD31, SD37, SD42.
- 7.5 The Pre-submission draft Local Plan has been published but it will not be formally published for consultation until the end of September 2017. Subsequent to the consultation period, it is anticipated that the draft Local Plan will be submitted for Examination in February 2018. The Pre-submission draft Local Plan is currently afforded some weight.

8. Planning Assessment

Principle of development

- 8.1 Saved policy RT18 (2006) only permits short-stay accommodation in the countryside where sites are 'totally screened' from public vantage points and sensitive to the landscape amongst other requirements. This policy is out of step with more recent national planning guidance which emphasises that the successful integration of all forms of new development with their surrounding context is an important design objective. If a scheme is of good design which positively responds to the landscape then it doesn't necessarily need to be totally screened.
- 8.2 Policies in the more recent Joint Core Strategy (MTRA4 and CP19) are supportive of new tourism accommodation with an emphasis on low key small scale proposals, alongside considerations relating to their potential impacts. There is no definition for 'small scale' in the policies but, in any event, it is clear that this scheme is not small scale. However, the site already comprises of a hotel and, whilst it is a different use class to self-catering holiday lodges, this is a material consideration in establishing the principle of the development. The use and extent of development on site has been a starting point in the consideration of the scheme.
- 8.3 The hotel buildings are in a dilapidated and vandalised condition and the areas around them have an unkempt appearance. Although the site has been vacant for some time since the closure of the hotel in 2012 it is considered that, in planning terms, its use as a hotel has not been abandoned and is extant. The applicant outlines that investing in the hotel is not viable and that self-catering lodges would be a more viable alternative. The SDNPA tourism officer confirms there is a national park wide need for this type of accommodation.
- 8.4 In regard to a low key use, there are not extensive facilities proposed on site, such as swimming pools, restaurant/café etc, and the extent of the development and the way it is designed and how it could be operated would not give rise to a significantly more overt use than the recent use in this countryside location.
- 8.5 Policy SD23 (Sustainable Tourism) in the Pre-submission draft Local Plan, which is afforded some albeit limited weight, doesn't outline that proposals should be small scale and/or low key. Instead, it adopts a 'site by site' approach to considering this type of development. As the adoption of the JCS is relatively recent and post-dates the NPPF more weight should be given to its policies than to SD23 and others in the draft Local Plan at this point in time. Nevertheless, highlighting this policy shows the direction of travel in the SDNPA's approach to tourism development in the future.

Consideration of whether the proposals constitute major development

- 8.6 Determining whether proposals are major development is a matter of planning judgement to be decided by the decision maker. The following 6 considerations are based on Counsel's advice to the Authority which was derived from case law, guidance and appeal decisions, and have been used in the assessment:
1. Whether the development can be described as 'major' taking into consideration the ordinary meaning of the word.
 2. Any development which has the potential to have a serious adverse impact on the natural beauty, recreational opportunities, wildlife and cultural heritage of the National Park by reason of its scale, character or nature.
 3. Consider the application in its local context.
 4. Whether the development falls within Schedule 2 of the EIA Assessment regulations and whether it would be EIA development.
 5. The definition in the Town and Country Planning (Development Management Procedure) Order (DMPO) 2015.
 6. Whether the application requires the submission of an assessment of the likely traffic, health, retail implications of the proposals.
- 8.7 On point 1, the scale and form of the development could be described as major development in the ordinary meaning of the word. Points 2 and 3 are key site specific tests. The site is reasonably well contained with the most prominent views being from the A32

when entering the village and in more distant views from Mill Lane. The lodges would be largely sited on the previously developed land and within new woodland planting which itself would not be out of keeping with local landscape character. The spa building would not be unduly prominent by virtue of its siting, scale and appearance. The car park and reception building would be near to the site entrance where any visual impact is more immediate when entering the village. On point 4, the proposals are not considered to be EIA development. On point 5, the proposals fall within the definition of major development. On point 6, relevant assessments typically required for this type and scale of development have been submitted.

- 8.8 In conclusion, whilst the proposals could be described as major in the ordinary meaning of the word, when considered in their local context and the potential for harm to the National Park they are not considered to be major development for the purposes of paragraph 116 of the NPPF. Points 2 and 3 have been given more weight compared to other criteria as these are site specific considerations.

The location of the site and accessibility to the wider area

- 8.9 The site is well located for people to get to by car but is less easy to reach by other more sustainable options due to the location close to the busy A32 and lack of footpaths to access either Droxford or the wider countryside from the site itself.
- 8.10 This is an issue for the proposals which is not easily addressed. Throughout the operation of the hotel a new footpath hasn't been provided which suggests difficulties in providing this and were the hotel use to continue it is still unlikely to be provided. A footpath is proposed within the proposals along the inside of the north-west boundary between the access and the south west corner of the site to provide access into the village in the event a footpath/cyclepath is ever created.

Viability

- 8.11 Concern has been raised about the viability of the lodges and that Droxford is not seen as a destination for visitors. Droxford is a good location for people accessing the National Park and visitor attractions. The SDNPA Sustainable Tourism Officer has not objected and advised that the proposals offer a more up to date type of accommodation which could meet a demand in comparison to the hotel. The applicant contends that 22 lodges as proposed is the minimum level of development in order to make the scheme viable, given the costs involved, which is supported by viability information. Considerations about the scale of development are outlined at paragraph 8.18 onwards.
- 8.12 In regard to concerns about further accommodation impacting upon the local market, the planning system doesn't seek to control competition. In any event, the proposed scheme is a larger site with different mix and style of properties compared to other existing smaller sites of accommodation in the area which may appeal to different people. They are also new build lodges in comparison to other accommodation which has been created through the conversion of rural buildings such as barns.

Design and landscape impact

- 8.13 The layout minimises the extent of hardstanding with one central circular route connecting the lodges with the car park, which encompasses areas of grasscrete, and only paths and small grassed areas are proposed at the lodges. Apart from the entrance to the spa, there would be no other hardstanding around this building.
- 8.14 The existing hotel has 18 bedrooms whilst the lodges would provide 31. The existing floor area of the hotel and its outbuildings compared to what is proposed doesn't suggest an excessive form of development. Whether the scheme results in an overdevelopment of the site also needs to be considered through the proposed design, which is assessed below.
- 8.15 The lodges are irregularly spaced and orientated to avoid an overly suburban character both in plan form and the envisaged character of the site. A mix of predominantly small lodges is also proposed being sited to generally work with the contours of the site. They would be on lower ground levels through the site in the south east direction, which would create a less

developed and engineered character to the site. A condition requiring further site levels information is recommended to ensure a sensitive approach is undertaken.

- 8.16 The arrangement of the single and two storey lodges have been designed to create a scheme where a majority of the wholly two storey lodges are in the central area of the scheme. In the lowest row of lodges closest to the river only 2 out of 7 lodges are wholly two storey in order to create a less developed edge to the scheme and limit the amount of development at the closest part to the river.
- 8.17 The woodland landscaping scheme around the lodges, the absence of well-defined curtilages and individual parking spaces, and their timber cladding and architecture also help to reduce any residential character within the scheme. The central play area would also be set amongst the lodges to enable other areas to be managed for landscape and ecological enhancements. The area between the lodges and the river and the pond area would be predominantly for ecological and landscape enhancements rather than recreational use for visitors.
- 8.18 The design of the lodges have some resemblance to building forms within Droxford. The off-set ridge lines and gable ends of the two storey lodges, which help to break up larger roof planes, have been informed by properties in the village which attempts to instil a sense of place within the scheme, whilst responding to the specific landscape character of the site.
- 8.19 The reception building is a modest sized single storey building which would face onto the car park and be set within new planting. It would be of a similar style to the lodges and its timber design resembles its functional use and reflects its rural setting.
- 8.20 The spa building would be on a lower part of the site to the lodges. It would have a bespoke design. Whilst not immediately 'local' in character, its design adds visual interest and breaks up its overall mass. Its single storey nature would not make it imposing upon the landscape, particularly as it would be sited on less obtrusive foundations which would work with the site contours and avoid extensive levelling of the land.
- 8.21 The timber cladding on all of the buildings would weather over time and alongside the new planting the development would not be a stark addition to the landscape in the long term. The development would be well contained within the site as the only significant views of the site would be sensitively managed through the landscape scheme and the majority of the lodges would not be seen in views along the A32. The car park area would be larger than the existing car park but there would be new landscaping around its edges and in between the central spaces.

Trees and ecology

- 8.22 The proposals involve the loss of non-native species and retain important trees around the boundaries of the site which have amenity and ecological value which is considered to be acceptable.
- 8.23 The ecologist has not raised concerns in regard to impacts upon protected species, provided the recommendations in the submitted reports are undertaken. Condition no.8 is recommended to secure these.
- 8.24 Importantly, the SDNPA has undertaken a programme of releasing approximately 2,500 water voles in the full length of the River Meon. The water meadows opposite the site are inhabited by water voles and used as a breeding ground. The River Meon and the river bank within the site are therefore important to conserve and enhance to help to sustain this population.
- 8.25 The SDNPA rangers have been consulted on how best to enhance the river bank and their advice has also been incorporated into the landscape officer's detailed comments on the landscape scheme for the site. These measures would include restricting visitor's access to the river but, in the event planning permission is granted, there is potential for interpretation board(s) for example on site to educate visitors about the water vole programme and the river.
- 8.26 A main benefit of the scheme is the potential to secure enhancements which realise the advice of the landscape officer and SDNPA rangers, in order to create a scheme which is

sensitive to its surroundings and secure better management of this part of the River Meon. A Landscape and Ecological Management Plan is recommended to be secured by a condition to develop these enhancements further and secure them for the long term.

Cultural heritage

- 8.27 The Conservation Officer objects to the proposals on the grounds of setting of Fir Hill and the conservation area. Having considered the tests in the legislation, in regard to Fir Hill it is approximately 90m away from the site boundary where the existing trees and understorey provide screening, which would be supplemented with new planting that would provide an effective screen between the two sites. Within the site, the closest lodges to the site boundary would be 16m and would be no.1 bed and single storey, which also minimises any impact. In these regards it is considered that the setting of the listed building would not be affected.
- 8.28 In regard to the setting of the conservation area, it abuts the southern site boundary behind the existing hotel building and the site is not significantly appreciated in wider views whereby it would contribute to the setting of the conservation area. In light of the landscape considerations it is not considered that the development would harm the setting of the conservation area.

Highways and parking

- 8.29 The Highways Authority has not raised an objection to utilising the existing access in its current form. Apart from the new internal access which would lead to the spa building the access would not substantially change. The Highways Authority are also satisfied in terms of the volume of traffic the development would generate, which according to their advice is not too dissimilar to the hotel when it was in use. The amount of car parking would also be acceptable.

Dark night skies

- 8.30 The application states that the proposals would involve less light spill than the existing use. Whilst this hasn't been further quantified the Dark Night Skies officer has considered that previous concerns with the original scheme have largely been addressed. There is a reasonable amount of glazing in each lodge design to provide views towards the River Meon. The intention to create a woodland setting would help to reduce upward sky glow from glazing provided the right species of trees are planted and black out blinds could also be used, which would also help in light pollution towards the river. The access path and communal areas are proposed to have low level bollard lighting and this could be controlled with sensors.
- 8.31 It is considered that light pollution could be suitably controlled through further detail on the lighting scheme and the use of black out blinds which could be secured through conditions. An observation platform for telescopes is also proposed at the spa, which offers potential for visitors to enjoy learning about the night sky and the Dark Night Skies Reserve and its importance.

Drainage and flood risk

- 8.32 A new drainage scheme is proposed on the site. A private treatment plant is proposed to manage foul water, which would be located near to the site access for maintenance purposes. Where the new foul drainage system can't discharge into the treatment plant by gravity, pumps would be installed within the network. This system has been found acceptable by the drainage engineer.
- 8.33 The proposed site levels and landscaping have been designed so that surface water runoff from hardstanding areas adjacent the lodges will drain away from the building and into the soft landscaping. Permeable paving and grasscrete is proposed for the internal access route.
- 8.34 The south eastern edge of the site next to the river is within a flood zones 2 and 3. Given its topography and the siting of the development flood risk is unlikely to be a significant issue. Members will be updated on the responses from the Environment Agency and the Flood Authority.

Contaminated land

- 8.35 Specialist reports have accompanied the application on the site's potential for contamination. Environmental Health officers have reviewed this information and have not objected subject to conditions (see numbers 14-16 in the recommendation).

Archaeology

- 8.36 The archaeologist has not raised an objection but has recommended conditions relating to a Written Scheme of Investigation. This requirement is included in the recommendation below.

Impact on surrounding amenities

- 8.37 The site is detached from the main residential areas of the village. There are 4 dwellings within the immediate vicinity of the site. The closest are two properties on the opposite side of the A32, adjacent to the hotel car park and the site access. The dwelling opposite the site access is set back from the A32 on a lower ground level and it does not face directly towards the access. It has dormer windows in its rear elevation which face towards mature trees and hedging which line either side of the A32 and so any views of the site are limited. The other dwelling is situated on Cut Throat Lane. It is set amongst mature trees and hedging. Its main outlook is onto Cut Throat Lane and the rear elevation faces towards the northern part of the site, albeit the intervening trees and hedging either side of the A32 effectively screen any views. There is unlikely to be any significant impact upon the amenities of this dwelling.
- 8.38 Both of these dwellings are separated from the site by the busy A32 and the anticipated traffic from the proposals would not have any discernible impact upon amenities of increased noise and disturbance particularly given the existing use on site. A third dwelling is adjacent to the petrol station further north. It faces onto the A32 and towards the northern site boundary and paddocks immediately outside of the site. It is considered that the amenities of this dwelling would not be significantly harmed given its distance from the site.
- 8.39 The amenities of Fir Hill are also unlikely to be significantly affected. The dwelling is a good distance from the site and faces towards the A32. There is mature vegetation along the southern site boundary which is also proposed to be enhanced in the landscaping scheme. The nearest lodges to the boundary would be single storey and they would not face into this property's grounds.
- 8.40 Concern has been raised about visitors and pets encroaching into the grounds, however, a suitable landscaping scheme can minimise this issue. In regard to noise and disturbance, the dwelling is a good distance away from the lodges. The lodges are primarily 1 and 2 bedrooms which could reduce the general level of activity on site compared to a scheme of larger units whereby a larger number of people could be on site. This approach also helps to minimise the use of the site by large parties which could also help to minimise noise and disturbance as well.

Community Infrastructure Levy (CIL)

- 8.41 The development would be liable to pay CIL as holiday lets are considered to be normal homes for the purposes of calculating CIL and any restrictive occupancy conditions do not provide exemption from CIL liability.

9. Conclusion

- 9.1 There is a need for the type of accommodation proposed within the National Park and this scheme would replace a redundant hotel which has been empty since 2012. The proposed number, mix and design of the lodges is acceptable and providing them with a new woodland setting would be consistent with local landscape character. The spa building would be an acceptable bespoke design which would not have a significant landscape impact and its use in connection with guest and local residents is also acceptable. The proposals offer the potential to secure enhancements to the River Meon in particular as well as the site as a whole in terms of ecology and landscape considerations.

- 9.2 The proposals would also not harm the setting of the conservation area and Fir Hill or the amenities of surrounding residential properties. The use of the access and anticipated amount of traffic would also be acceptable in highways safety terms and the amenity of the area. For the above reasons, the application is recommended for approval.

10. Reason for Recommendation and Conditions

10.1 The application is recommended for approval subject to the following conditions:

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 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.

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

Uses

3. The lodges hereby approved shall not be used at any time for any purpose other than as holiday accommodation. They shall not be used as permanent residential accommodation or for any other purpose in Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (As Amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: This development in the countryside, outside of any identified settlement, is only acceptable as holiday accommodation for use by short term visitors to the area.

4. The holiday accommodation hereby approved shall not be occupied by any person, group or their dependants, for a period of more than 28 days in any twelve month period. A register of the occupancy of the lodges shall be maintained and kept up-to-date by the operator of the units, and shall be made available to the Local Planning Authority upon request (within 14 days of a written request being made). It shall record the names and addresses of all visitors and their arrival and departures dates.

Reason: This development is only acceptable as holiday accommodation for use by short term visitors to the area. There is a need to ensure that practical and permanent management measures are in place to control the short term visitor accommodation.

5. The reception building shall only be used for site management purposes. Its overnight accommodation shall only be occupied by persons employed on site for the safety and management of guests and not as holiday or other residential accommodation.

Reason: The building serves as a reception for visitors staying in the holiday lodges and overnight accommodation for staff and is not a separate unit of accommodation.

6. The spa building shall not be brought into use at least until the 11th holiday lodge has been constructed. It shall thereafter be made available for use by visitors staying in holiday lodges and the public.

Reason: To ensure that the spa building is not constructed in isolation from the development as a whole.

7. The spa building shall operate in conjunction with the management of the lodges and be retained as a constituent part of the development as a whole and shall not become a separate and independent use in its own right.

Reason: To ensure that the spa building remains part of the approved scheme and is operated accordingly.

Materials, landscape and ecology

8. No development shall commence until a Landscape and Ecological Management Plan for the entire site has been submitted to and approved in writing by the Local Planning Authority. A detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

Reason: To enhance the biodiversity and landscape qualities of the site.

9. Development shall proceed in accordance with the bat mitigation, compensation and enhancement measures detailed within the Phase 2 Ecological Assessment (ECOSA, September 2016) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is undertaken in a sensitive approach to conserve and enhance biodiversity.

10. No development shall commence unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls, windows, doors, and roofs of the proposed building(s) and surfacing have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.

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.

11. No development shall take place 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:

- a. Written specifications (including cultivation and other operations associated with plant and grass establishment,
- b. Planting methods, tree pits & guying methods,
- c. schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
- d. Retained areas of grassland cover, scrub, hedgerow, trees and woodland,
- e. A schedule of landscape maintenance for a minimum period of 5 years include details of the arrangements for its implementation,
- f. Details of all hard-surfaces, such as paths, access ways, (including the access to Grenville Lane), seating areas and parking spaces, including their appearance, depth and permeability,
- g. Means of enclosure,
- h. A timetable for implementation of the soft and hard landscaping works.
- i. Fencing

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five 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.

12. Details of all fencing, gates or other means of enclosure shall first be submitted to and approved in writing by the Local Planning Authority. No other fences or means of enclosure nor any hard-surfaces, buildings or enclosures or additional site accesses shall be constructed or erected or without the further written approval of the Authority. This condition shall apply notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1

Classes E & F or Part 2, Classes A & B, or any order revoking or re-enacting that Order.

Reason: In the interests of landscape and visual amenity and to safeguard the rural character of the area.

Site management plan

13. Prior to the first use of the lodges hereby approved, a site management plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include (but not limited to) the following:
- a. Site management in respect of noise and visitor activities such as barbeques, pets and amplified music.
 - b. Use of the staff accommodation in the reception building.
 - c. A Waste Management Plan identifying all waste streams and confirm how waste shall be collected, stored and disposed of.
 - d. Management and maintenance of external lighting.
 - e. Measures to educate visitors about the special qualities of the South Downs National Park.
 - f. Use and management of the spa building.
 - g. Management and maintenance of foul and surface water drainage.

The Site Management Plan shall be implemented in accordance with the approved details and adhered to in the operation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is managed in an environmentally sensitive way and inform visitors of the recreational and educational and activities in the South Downs National Park.

Contaminated land

14. No development shall commence 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 BS10175:2011 Investigation of potentially contaminated sites - code of practice; CLR 11 - Model procedures for the management of land contaminations; 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 desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b. A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c. A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases 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.

15. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented

fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

16. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

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

Dark night skies

17. No development shall commence until details of all blinds, their material (which shall be fully opaque) for the glazing within all buildings have been submitted to and approved in writing by the Local Planning Authority. Blinds shall be maintained in accordance with the approved details at all times.

Reason: To protect dark night skies.

18. No development shall commence until details of external lighting to be installed at the site shall be submitted to, and approved in writing by the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the character of the countryside and the Darn Night Skies Reserve, which is a special qualities of the South Downs National Park and limit any impact upon wildlife and the amenities of surrounding properties.

Construction

19. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- a. The anticipated number, frequency and types of vehicles used during construction,
 - b. The method of access and routing of vehicles during construction,
 - c. The parking of vehicles by site operatives and visitors,
 - d. The loading and unloading of plant, materials and waste,
 - e. Dust suppression, mitigation and avoidance measures,
 - f. Noise reduction measures,
 - g. Hours of operation,
 - h. The storage of plant and materials used in construction of the development,
 - i. The erection and maintenance of security hoarding,
 - j. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works.
 - k. A method to record the quantity of recovered material (re-used on site or off site).

Reason: In the interests of highway safety and the amenities of the area, in accordance with the NPPF.

20. The parking arrangements on site shall be completed in accordance with the approved masterplan (UPH.THA.SK.AL.010.PI6) prior to the development being occupied and thereafter be used for such purposes at all times.

Reason: In the interests of highway safety and amenities of the area.

21. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement by Eco Urban Ltd dated 5 August 2016 submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area.

Archaeology

22. No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation.
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

23. Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available.

Site Levels

24. No development shall commence until details of site levels and longitudinal and latitudinal sections through the site of the dwellings shall be submitted for approval in writing by the Local Planning Authority to show how the buildings shall be set into the topography of the site. The development shall thereafter proceed in accordance with the approved details.

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

11. Crime and Disorder Implication

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

TIM SLANEY
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South Downs National Park Authority

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Appendices I. Site Location Map

SDNPA Legal Services, Development Manager, Director of Planning.

Consultees

Background Documents All planning application plans, supporting documents, consultation and third party responses

<http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ODJUU9TU0GA00>

National Planning Policy Framework (2012)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

South Downs National Park Partnership Management Plan 2013

<https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/>

South Downs Integrated Landscape Character Assessment 2005 and 2011

<https://www.southdowns.gov.uk/planning/planning-advice/landscape/>

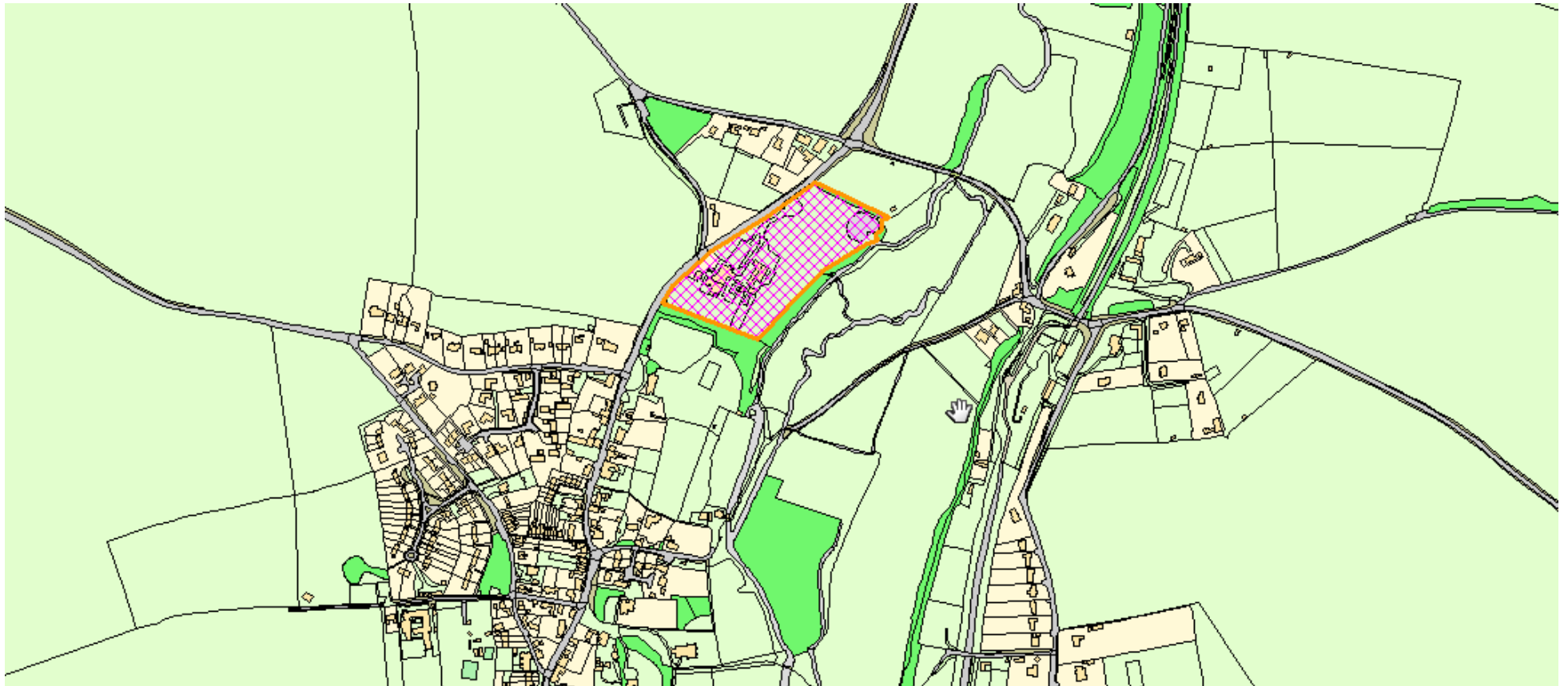
Development Plan policies

<http://www.winchester.gov.uk/planning-policy/>

South Downs National Park Local Plan

<https://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/>

Site Location Map



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